



£260,000 Freehold

67 ASTER ROAD | SHIREBROOK | MANSFIELD | NG20 8GD

**BuckleyBrown**  
ESTATE AGENTS



## MAKE A MOVE!!!!...

We proudly welcome you to this this beautifully presented four-bedroom detached property. Located in the heart of Shirebrook, this home offers generous living space, modern finishes, and excellent proximity to local amenities, schools, and transport links — making it the ideal family home. Neutrally decorated throughout, the home is ready for you to move straight in and make your own. Lets take a look inside...

As you enter the property, you're welcomed by a bright and spacious hallway leading you through to the heart of the home. To the rear of the property sits a modern kitchen, ideal for everyday family living and cooking, with direct access to the garden. Adjacent is the spacious living room, featuring double doors that open out onto the rear garden, allowing plenty of natural light and creating a seamless indoor-outdoor flow. Also on the ground floor is a versatile dining room – a flexible space that can be used as a home office, formal dining room, or second lounge – along with a convenient downstairs WC.

Upstairs, you'll find four well-proportioned bedrooms, offering ample space for family life or guests. The master bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom with a three-piece suite.

Externally, the property boasts a driveway and integral garage to the front, providing off-street parking and storage. The rear garden is fully enclosed and features a neatly laid lawn and patio seating area, ideal for relaxing or entertaining.

Call today to view!!





#### Hall

Surrounding doors provide access into;

#### Kitchen 9'7" x 14'0"

Complete with an array of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven and a gas hob with hood over. With windows to the rear and side elevation and a door to the side elevation.

#### Living Room 11'6" x 15'6"

With carpeted flooring and double doors opening onto the rear garden.

#### Dining Room 8'8" x 9'3"

With carpeted flooring and a window to the front elevation. This room offers a versatile space that can be utilised to suit your needs.

#### WC 3'3" x 4'7"

Complete with a low flush WC and hand wash basin.

#### Landing

Surrounding doors provide access into;

#### Bedroom One 12'0" x 14'0"

With carpeted flooring, central heating radiator and a window to the rear elevation. This room benefits from its own en-suite facility.

#### En-Suite 4'11" x 7'11"

Complete with a three piece suite including a shower, low flush WC and hand wash basin. With a window to the side elevation.

#### Bedroom Two 9'1" x 14'0"

With carpeted flooring, central heating radiator and a window to the rear elevation.



#### Bedroom Three 9'3" x 12'0"

With carpeted flooring, central heating radiator and a window to the front elevation.

#### Bedroom Four 7'4" x 11'5"

With carpeted flooring, central heating radiator and a window to the front elevation.

#### Bathroom 6'8" x 7'11"

Complete with a three piece suite including a bath, low flush WC and hand wash basin. With a window to the side elevation.

#### Outside

The front of the property offers a garage and driveway, providing off- street parking. The rear garden hosts a laid lawn, patio seating area and surrounding fences.





Ground Floor  
70 Sq.m/ 751.83 Sq.ft  
Approx



First Floor  
66 Sq.m/ 711.46 Sq.ft  
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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MANSFIELD  
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