



£195,000 Freehold

8 THE COPPICE | SHIREBROOK | MANSFIELD | NG20 8EF

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ESTATE AGENTS

COSY AND CONVENIENT. Located in the sought-after residential area of The Coppice, Shirebrook, Mansfield, this well-presented semi-detached property offers an excellent opportunity for families, first-time buyers, or investors. Ideally positioned, the home enjoys a peaceful setting while remaining within easy reach of local amenities, reputable schools, and convenient transport links.

The property welcomes you with an expansive open plan reception room, providing versatile living and entertaining dining space. Moving seamlessly through from here you are greeted by a bright and airy conservatory overlooking the garden. The neutral decor throughout enhances the sense of light and space, creating a warm and inviting environment ready for a new owner to make their own. The ground floor also features a practical kitchen, offering a fully functional space for everyday living.

To the first floor, there are three well-proportioned bedrooms, two of which benefit from their own built-in wardrobes. The layout is completed by a family bathroom, conveniently located to serve all bedrooms positioned just off the landing.

Externally, the property benefits from a manageable garden, ideal for outdoor relaxation or entertaining during the warmer months. Offering both privacy and a strong sense of community, this home presents fantastic potential to add value and create a personalised living space. Not to mention the front of the property provides you with a paved driveway and garage.

Early viewing is highly recommended to fully appreciate the opportunity on offer. Call our team today!





Porch
Surrounding windows and leading access into the main hallway.

Hall
Carpeted hallway with a central heating radiator, storage cupboard located under the stairs and leading access into;

Kitchen 7'9" x 10'9"
Tiled kitchen complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and a window to the rear elevation. Additional access through to the garage for convenience.

Dining/Living Room 11'4" x 21'7"
Open plan reception room fitted with carpeted flooring, central heating radiators

and a wonderful stone feature fireplace. Window to the front along with sliding glass doors leading into the conservatory.

Conservatory 8'2" x 7'1"
Bright and airy space with carpeted flooring, central heating radiator, surrounding windows and an external door to the side elevation.

Landing
Carpeted landing with further access into;

Bedroom One 10'2" x 11'8"
Carpeted flooring, central heating radiator, built in wardrobes and a window to the front elevation.

Bedroom Two 10'2" x 9'7"
Carpeted flooring, central heating radiator, built in wardrobes and a window to the rear elevation.



Bedroom Three 7'4" x 7'10"
Carpeted flooring, central heating radiator and a window to the front elevation.

Bathroom 7'9" x 6'0"
Neutral three piece suite comprising of a hand wash basin, low flush wc and a shower cubicle. Window to the rear elevation.

Garage 10'11" x 24'7"
Accessible from the front elevation with windows to the side and rear along with an external door to the rear side.

Outside
Low maintenance frontage with a private driveway allowing for secure off road parking along with decorative planters along the side. To the rear you will find an

enclosed lawn which is mainly laid ti lawn with a patio seating area and fence surround.





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 a 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			
(81-91) B			
(69-80) C			
(55-68) D		70	76
(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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