



Chestnut Drive  
Shirebrook Mansfield

burchell  
edwards

# Chestnut Drive Shirebrook Mansfield NG20 8NH

for sale offers in the region of  
**£140,000**



## Property Description

Welcome to this three-bedroom semi-detached property on Chestnut Drive, Shirebrook, offered with no onward chain and excellent potential for those seeking a renovation project. The home benefits from generous off-road parking for multiple vehicles, plus a detached garage.

Inside, the layout includes a spacious lounge with dual front windows, a kitchen with pantry and rear access, utility room, three well-proportioned bedrooms, a bathroom and separate WC. Outside, the rear garden features a concrete patio, lawned area, fenced boundaries, outside tap, electrics, and two useful sheds.

With scope to upgrade throughout, this property provides an ideal opportunity to modernise and create a wonderful family home in a popular residential location.

## Entrance Hall

Entered via a UPVC door, the entrance hall features a carpeted floor and provides access to the main ground-floor accommodation.

## Lounge

A bright lounge with two double-glazed front windows, carpet flooring, two wall-mounted radiators, and an electric fire.

## Kitchen

Fitted with units, laminate flooring, a double-glazed rear window, UPVC door to the garden, wall-mounted radiator, and an inset stainless steel sink with drainer. Includes access to an understairs pantry with an opaque double-glazed side window.

## Utility Room

Offering additional storage with matching units, a wall-mounted radiator, and an opaque double-glazed rear window.



### Landing

Carpeted landing with a double-glazed side window, loft access, and built-in storage.

### Bedroom One

A front-facing double bedroom with carpet flooring, double-glazed window, and wall-mounted radiator.

### Bedroom Two

Rear-facing double bedroom with carpet flooring, double-glazed window, and wall-mounted radiator.

### Bedroom Three

Front-facing bedroom with carpet flooring, double-glazed window, wall-mounted radiator, and useful over-stairs storage.

### Bathroom

Featuring carpet flooring, tiled walls, bath, wash hand basin, wall-mounted radiator, and an opaque double-glazed rear window.

### Separate Wc

Includes carpet flooring, tiled walls, ceramic toilet, wall-mounted radiator, and an opaque double-glazed front window.

### Front Elevation

Loose-stone frontage with off-road parking for up to three vehicles, brick wall surround, and access to the garage.

### Rear Elevation

Concrete driveway leading to a detached garage, fenced garden with concrete patio, step to lawn, outside tap and electrics, plus two sheds.

### Garage

Accessed by a sheet up-and-over door. (Agent unable to enter to inspect.)

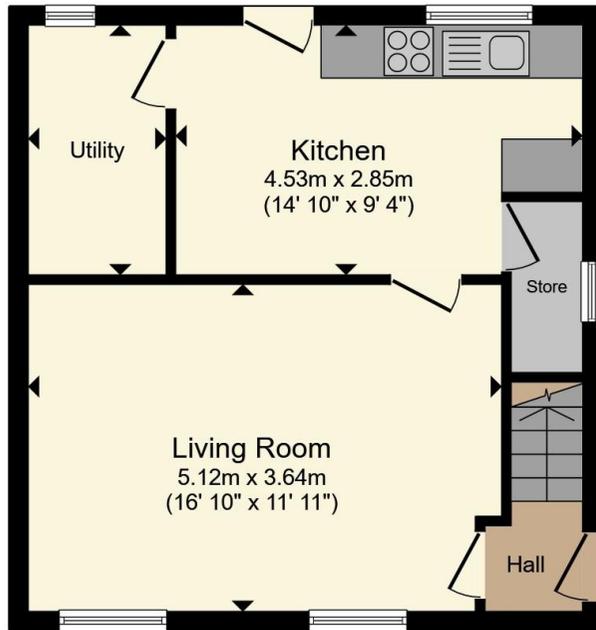
### Agent Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

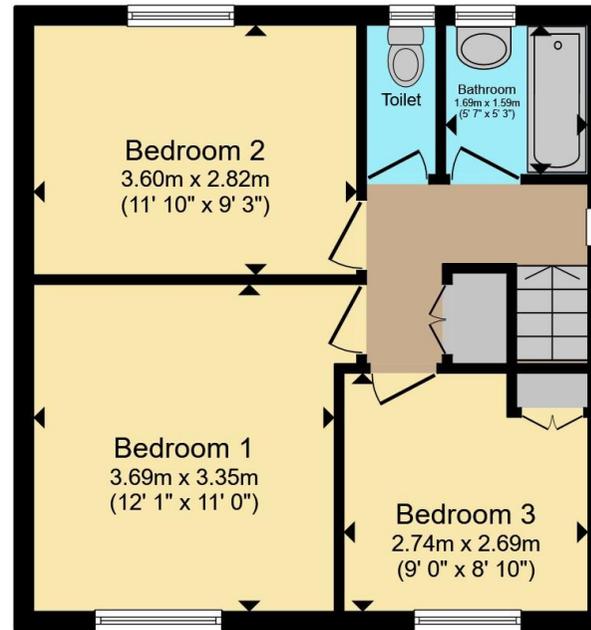








**Ground Floor**



**First Floor**

Total floor area 81.6 m<sup>2</sup> (878 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax Band: A

Tenure: Freehold

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