

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### 94 Shireoaks Common, Shireoaks



- Attractive two-bedroom detached bungalow in a highly sought-after village location in Shireoaks.
  - Set back from the road, offering a pleasant position with excellent kerb appeal and privacy.
  - Generous south-facing rear garden, ideal for outdoor entertaining and enjoying all-day sunshine.
    - Convenient access to local amenities, scenic canal sidewalk and surrounding countryside.
- Excellent road and rail connections, making it ideal for commuters and village lifestyle buyers alike.

This is an attractive, two-bedroom detached bungalow located in an excellent position within the sought-after village of Shireoaks. The village enjoys local services, excellent Canalside and countryside with access to a range of local amenities, excellent road and rail links. The property benefits from a pleasant position set back from the road offering gardens to the front and a large south facing rear garden. Early viewing is strongly advised to avoid disappointment.

**Guide Price £280,000 - £300,000**

# 94 Shireoaks Common, Shireoaks S81 8PJ

## In More Detail –

Entrance porch with tiled floor leading to an inner hallway featuring a UPVC double glazed entrance door, central heating radiator, parquet flooring, and a fitted double cloak cupboard with high level cupboard above.

## Lounge 16'9" x 13'3" (5.17m x 4.09m)

Features a decorative fireplace with a tiled hearth and inset grate, parquet floor, and central heating radiator with a large rear window overlooking the rear garden.



## Kitchen 13'3" reducing to 11'9" x 11'10" (4.09m to 3.61m x 3.65m)

Well-equipped with a range of base, drawer, and high-level units complimented with granite work surfaces and a drainer area. Includes an inset ceramic sink unit, built-in Bosch electric oven, Bosch 4-ring gas hob, and a fitted matching granite splashback. There is a fitted cupboard with provision for an automatic washing machine and a ceramic tiled floor. UPVC double glazed door. Access to a walk-in pantry cupboard with a ceramic tiled floor (houses fridge freezer).



## Bedroom One 12'11" x 12'9" (3.9m x 3.7m)

Includes a central heating radiator and a UPVC bow window.



## Bedroom Two 12'' x 10' (3.83m x 3.05m)

Includes a central heating radiator.



## Exterior

The property is located on a generous plot, pleasantly set back from the road. The front features a gated cobble-paved drive with fitted wrought iron gates and a providing vehicle hardstanding and side access to the garage. There is a matching pedestrian pathway leading to the side entrance porch.



## Gardens

Front Garden with extensive lawn, well-stocked borders, shrubs, and trees. Rear Garden offers a south-facing rear aspect with a paved patio, lawn, vegetable patch area, and again, very well-stocked border areas. Includes a useful outdoor store.



---

We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation in respect of the property.