



Offers Over £150,000 Freehold

8 HEATHER WAY | SHIREBROOK | MANSFIELD | NG20 8FZ

BuckleyBrown
ESTATE AGENTS

A REFINED TWO-BEDROOM HOME ON HEATHER WAY!!!....Welcome to this lovely property positioned on Heather Way, Shirebrook, Mansfield—offering a well-presented interior, practical layout, and inviting outdoor space ideal for first-time buyers, small families, or those seeking a comfortable, easy-to-maintain home.

Starting on the ground floor, the lounge provides a warm and welcoming retreat, featuring carpeted flooring, a central heating radiator, a side-facing window, and French doors offering effortless access to the garden—perfect for relaxing or entertaining.

The kitchen is equally impressive with laminate flooring, ample storage cupboards with work surfaces above, an integrated oven, hand wash basin, extractor fan, central heating radiator, and a front-facing window that brings in plenty of natural light.

A convenient WC completes the ground floor, fitted with a two-piece suite, laminate flooring, a low-flush toilet, hand wash basin, and a wall-mounted towel rail.

To the first floor, the landing provides access to all rooms. Bedroom one offers a cosy space with carpeted flooring, a central heating radiator, and a window. Bedroom two also enjoys carpeted flooring, along with ample built-in storage cupboards, a central heating radiator, and a window.

The bathroom is fitted with a modern three-piece suite, complete with laminate flooring, a low-flush toilet, hand wash basin, walk-in shower, wall-mounted towel rail, and a window.

Outside, the rear garden features a lawn, patio area, and loose-slate surround, creating a pleasant space for outdoor enjoyment. The front of the property benefits from off-road parking and a lawned area, adding both practicality and kerb appeal.

A delightful home offering comfort, convenience, and an excellent Shirebrook setting—ready to welcome its next owner!





Lounge

Carpeted flooring, central heating radiator, window to the side of the property and French doors providing convenient access to the outside.

Kitchen

Laminate flooring, storage cupboard with work surfaces above, integrated oven and hand wash basin, extractor fan, central heating radiator and a window overlooking the front of the property.

WC

Two-piece suite with laminate flooring, low-flush toilet, hand wash basin and a wall-mounted towel rail.

Landing

With access to;

Bedroom One

Carpeted flooring, central heating radiator and a window.

Bedroom Two

Carpeted flooring, ample built in storage cupboards, central heating radiator and a window.

Bathroom

Three-piece suite with laminate flooring, low-flush toilet, hand wash basin, walk-in shower, wall-mounted towel rail and window.

Outside

To the rear is a lawn and patio area with a loose-slate surround. The front provides off-road parking and a lawn area.





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		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		97
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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SHIREBROOK
MANSFIELD
NG20 8FZ



BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

www.buckleybrown.co.uk

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

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