



£185,000 Freehold

15 MAIDEN ROAD | SHIREBROOK | MANSFIELD | NG20 8GA

**BuckleyBrown**  
ESTATE AGENTS

## CONTEMPORARY LIVING!

This beautifully presented three-bedroom semi-detached home is located within a sought-after new development in Shirebrook, offering stylish and comfortable living ideal for first-time buyers, growing families or those looking to downsize.

Stepping into the welcoming hallway, you'll immediately appreciate the well-designed and thoughtfully laid-out accommodation. The bright and spacious living room features patio doors opening onto the rear garden, allowing natural light to flood the room and creating a wonderful atmosphere, particularly during the summer months.

The modern kitchen diner is fitted with a range of high-quality wall and base units, offering ample storage and generous space for dining furniture – perfect for entertaining family and friends. A convenient ground floor WC completes the accommodation on this level.

To the first floor, there are two well-proportioned bedrooms, both neutrally decorated and ready for the new owners to personalise. The family bathroom is fitted with a contemporary three-piece suite.

Occupying the entire second floor, the impressive master bedroom provides a peaceful retreat and benefits from its own private en-suite facilities.

Externally, the property boasts a driveway and garage, providing off-street parking. To the rear, you'll find an enclosed garden featuring a dedicated patio seating area and a well-maintained lawn – ideal for relaxing or outdoor dining.

Early viewing is highly recommended to fully appreciate what this fantastic home has to offer. Book your viewing today!





### Hall

Housing the stairs to first floor accommodation and giving access to;

### Kitchen Diner

Complete with a range of wall and base units with complimentary work surface above, inset sink and drainer with mixer tap, integrated oven with gas hob and extractor hood above. There is space and plumbing for essential appliances, window to front elevation and ample space for dining furniture.

### Lounge

Having carpet flooring, central heating radiator and patio doors leading outside to the rear garden.

### WC

Complete with a low flush WC, hand wash basin, central heating radiator and window to front elevation.

### First Floor Accommodation

Giving access to;

### Bedroom Three

Complete with carpet flooring. window to front elevation and central heating radiator.

### Bedroom Two

Complete with carpet flooring, central heating radiator and window to rear elevation.

### Study

Having a window to front elevation and housing the stairs to first floor accommodation.



### Second Floor

### Bedroom One

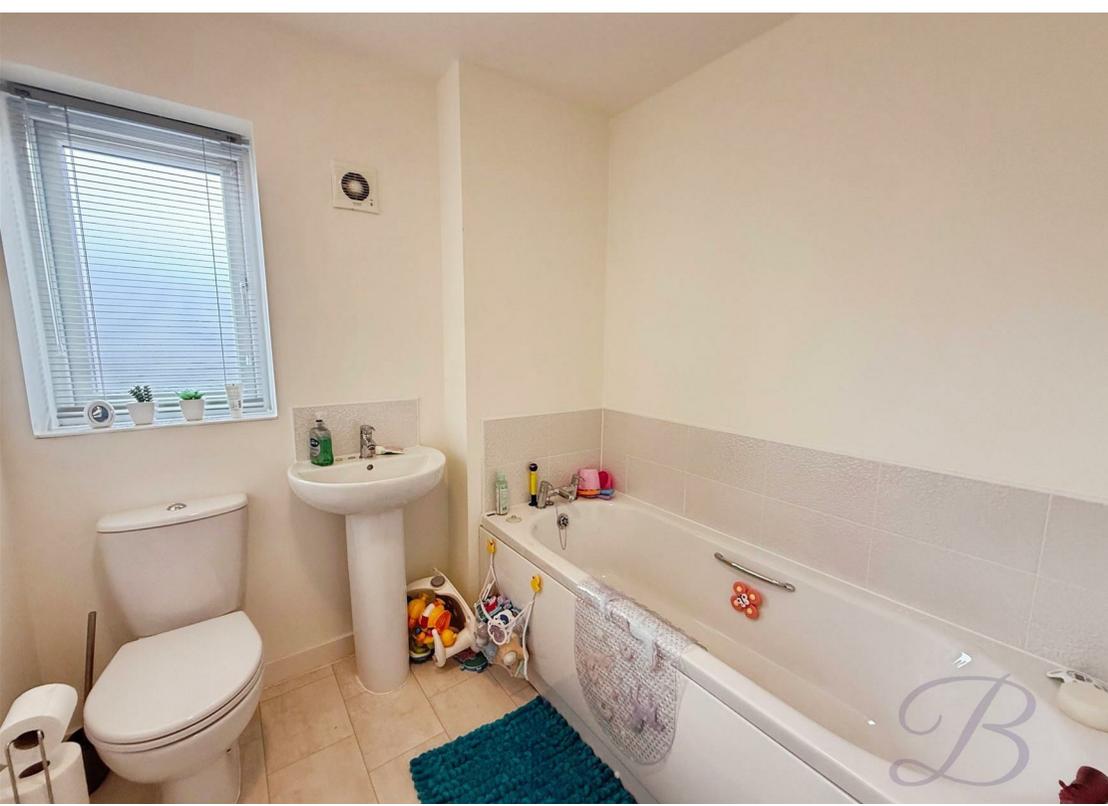
Having a window to front elevation, carpet flooring, central heating radiator and access to its own en suite facilities.

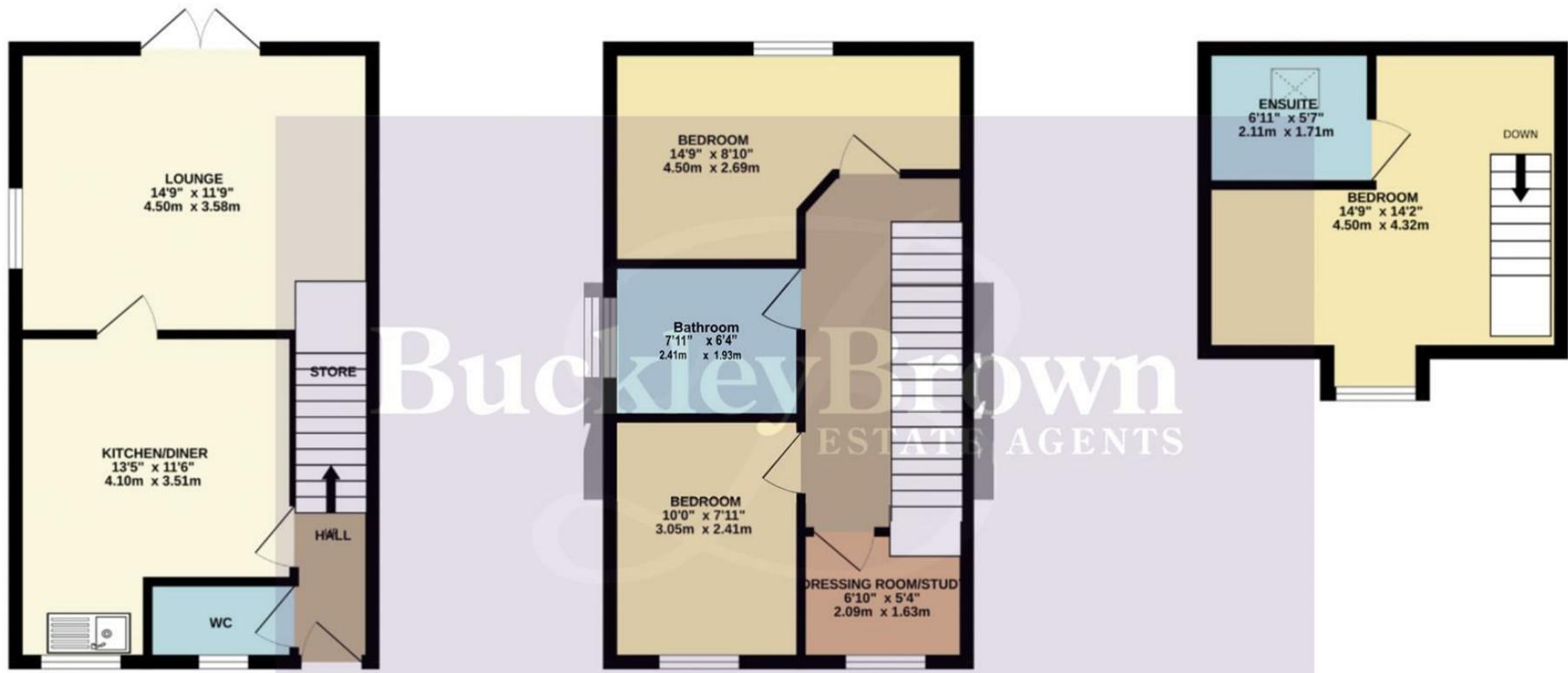
### En Suite

complete with a three piece suite comprising of a walk in shower, low flush WC and hand wash basin.

### Outside

The property boasts a drive way and access to the garage providing secure off street parking. To the rear there is a well maintained garden, mostly laid to lawn and having a dedicated patio seating are.





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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			95
(81-91) B		85	
(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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