



Price Guide £220,000 Freehold

5 MALLARD CLOSE | SHIREBROOK | MANSFIELD | NG20 8DB

**BuckleyBrown**  
ESTATE AGENTS

\*\*\*GUIDE PRICE £220,000-£230,000\*\*\*

A PLACE TO CALL HOME! NO UPWARD CHAIN! .. Presenting a well-maintained, neutrally decorated, detached house for sale in Shirebrook. This property offers an abundance of space, making it a perfect fit for families or couples seeking a serene neighbourhood. The location is a significant selling point, with convenient public transport links, local schools, and amenities within close proximity. Furthermore, local green spaces offer opportunities for leisurely walks or outdoor activities.

The house boasts a spacious reception room which is bright and airy. The room benefits from a fireplace and doubles as a living and dining room, making it a multi-functional space for family gatherings or entertaining guests. The kitchen is practical, featuring fitted units and providing direct access into the garage for added convenience. At the rear, you'll find a charming conservatory opening up onto a well-maintained garden.

The first floor benefits from three well-proportioned bedrooms. The first bedroom is a generous double and features built-in wardrobes, providing ample storage space. The second bedroom is also a double, accommodating for either children or guests. The third bedroom, a comfortable single, comes equipped with a storage cupboard. The bathroom is equipped with a heated towel rail and a three-piece suite, providing a comfortable space for your daily routines.

Externally, the property hosts a beautiful front lawn along with a driveway leading to the garage. The garden features a planted border, a patio area for outdoor dining, and a generous lawn space for children to play or for hosting outdoor events.

Don't miss out on this fantastic property, schedule a viewing today!





#### Entrance Porch

A door leads into the entrance hall.

#### Entrance Hall

Laid with carpet. With stairs rising to the first floor. Doors provide access into;

#### Living Room 9'8" x 23'0"

Laid with carpet flooring. The focal point of the lounge is the feature fireplace. With a window to the front elevation, two central heating radiators, and patio doors that lead out onto the garden.

#### Kitchen

The kitchen is fitted with a range of wall and base units with sink and drainer set into work surface with complimentary tiled

splash back. There is space and plumbing for a washing machine and further space for a free-standing oven. Laid with vinyl floor, with a window to the rear elevation. There is a door that leads into the garage.

#### Conservatory 6'9" x 10'3"

The conservatory overlooks and provides access onto the rear garden.

#### Landing

Laid with carpet flooring. With a window to the side elevation. Doors provide access into;

#### Bedroom One 10'2" x 11'10"

Laid with carpet flooring. With a window to the front elevation and a central heating radiator. There is also fitted wardrobes.



#### Bedroom Two 10'10" x 10'11"

Laid with carpet flooring. With a window to the rear elevation and a central heating radiator.

#### Bedroom Three 6'11" x 9'3"

Laid with carpet flooring. With a window to the front elevation, a storage cupboard, and a central heating radiator.

#### Bathroom 5'4" x 6'5"

The bathroom is fitted with a low level WC, pedestal hand wash basin, and a panelled bath with complimentary tiled splash back. With an opaque window to the rear elevation and a chrome heated towel rail.

#### Outside

#### Garage 14'5" x 19'3"

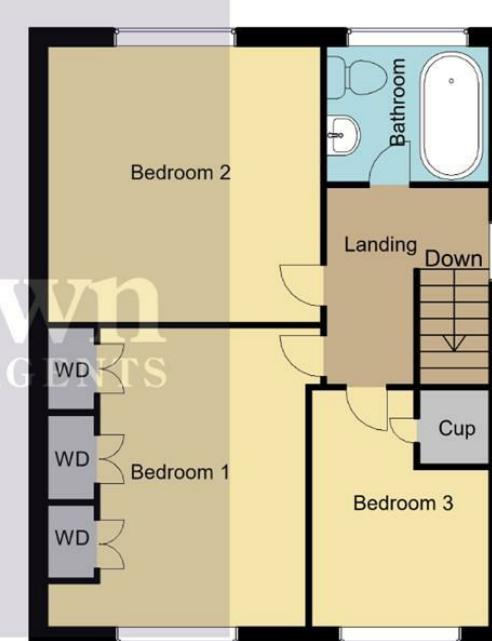
The garage provides access into the conservatory.



Ground Floor  
79 Sq.m/ 848.49 Sq.ft  
Approx



First Floor  
43 Sq.m/ 466.98 Sq.ft  
Approx



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 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	85	
(81-80) B	70	
(69-60) C		
(55-48) D		
(39-34) E		
(21-20) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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