



Offers Over £150,000 Freehold

28 BRACKEN ROAD | SHIREBROOK | MANSFIELD | NG20 8FB

BuckleyBrown
ESTATE AGENTS

A TRUE HIDDEN GEM!

Tucked away in a friendly Shirebrook street, this modern mid-terrace is the kind of place you can imagine walking into after a long day and instantly feeling at home. Let me show you what's to offer...

Step through the front door and you're greeted by a glossy, contemporary kitchen where Sunday breakfasts and late-night chats over coffee will come naturally. Next door you will find a versatile dining room which flows effortlessly into a bright lounge – not to mention the patio doors open wide to invite the garden in. There's even a handy downstairs WC, perfect when guests pop by.

Upstairs, two generous bedrooms wait for you, both of a great size to make your own! The bathroom, just off the landing is a sleek three piece suite.

Outside, the front is neatly finished with an artificial lawn and a private driveway, making day-to-day life a little easier. The rear garden is made for relaxing and entertaining – an artificial lawn, decked and patio seating areas for summer evenings, and a shed to keep everything tidy. Surrounded by fencing, it's a private spot to unwind.

It's a home that's modern but warm, low-maintenance but full of potential – a place where your first set of keys could unlock years of memories.

Call to arrange a viewing today!





Hall

With a cupboard located under the stairs and further access into;

Kitchen 6'1" x 14'11"

Complete with a range of matching gloss cabinets, worktops over, inset sink with drainer, integrated appliances and a window to the front.

Dining Room 12'2" x 14'8"

Versatile room offering ample space for your desired furnishings, access upstairs and double doors leading into the sun room.

Lounge 10'6" x 9'6"

Bright and airy room offering a high ceiling, velux windows with remote control shutters and rain sensors along with a

window and patio doors to the rear elevation.

WC 2'10" x 5'10"

Fitted with a low flush WC, hand wash basin and a window to the front.

Landing

Fitted storage cupboard and leading access into;

Bedroom One 12'8" x 8'9"

Carpeted flooring, central heating radiator, built in wardrobes and windows to the front elevation.

Bedroom Two 9'7" x 8'4"

Carpeted flooring, central heating radiator, built in wardrobes and a window to the rear.



Bathroom 5'10" x 6'9"

Modern three piece suite including a hand wash basin, low flush wC and a bath with an overhead shower.

Outside

Well kept frontage with an artificial lawn and a private driveway. The rear garden hosts an artificial lawn, both decked and patio seating areas, a shed and fence surround.





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. Specially no guarantee is should not be relied on as a 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		
(81-91) B		
(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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