



£160,000 Freehold

18 YEW TREE DRIVE | SHIREBROOK | MANSFIELD | NG20 8QJ

BuckleyBrown
ESTATE AGENTS

READY TO MAKE IT YOURS?

Situated in the popular town of Shirebrook, this well-presented three-bedroom semi-detached home offers an excellent opportunity for a range of buyers, including first-time purchasers, growing families, or investors seeking their next buy-to-let.

The property enjoys a convenient location with everyday amenities close at hand, including local shops, supermarkets, schools, and excellent transport links, making it ideal for modern living.

Internally, the accommodation briefly comprises a bright and spacious living room with patio doors leading into a conservatory overlooking the rear garden, providing an additional versatile reception space. The kitchen/diner is fitted with a range of wall and base units, integrated cooking appliances, and space for further white goods, while also offering room for a family dining table.

To the first floor, the property features three well-proportioned bedrooms, including a double bedroom with a built-in wardrobe, along with a modern fully tiled three-piece family bathroom.

Externally, the property benefits from convenient parking to the front and a fully enclosed rear garden, complete with a patio seating area and lawn — perfect for enjoying the warmer months.

Offering comfortable living space, a practical layout, and a sought-after location, this property represents a fantastic opportunity for buyers looking to step onto the property ladder or expand their investment portfolio.

Call our amazing team on 01623 633633 to book your viewing!





Entrance Hall
Allowing access to:

Living Room
A brilliant-sized living room featuring laminate flooring and flooded with natural light from a window to the front elevation. Patio doors provide access to the conservatory, creating a seamless flow of space. The room is finished with a central heating radiator.

Kitchen/Diner
A well-appointed kitchen comprising a range of wall and base units with complementary work surfaces over, and an inset sink with drainer. There is an integrated cooker with gas hob and extractor hood above. The kitchen also provides space for an American-style

fridge/freezer, washing machine, and dishwasher. Finished with tiled flooring, a central heating radiator, and a window to the rear elevation. The room also offers space for a dining table, ideal for family meals and entertaining.

Conservatory
Accessed from the living room, the conservatory provides a wonderful additional reception space, perfect for relaxing. With windows to two sides, the room enjoys lovely views over the rear garden, while French doors provide direct access outside. Finished with laminate flooring.

Landing
Allowing access to;



Bedroom One
A double-sized bedroom featuring carpeted flooring, a window to the front elevation, a central heating radiator, and a built-in wardrobe.

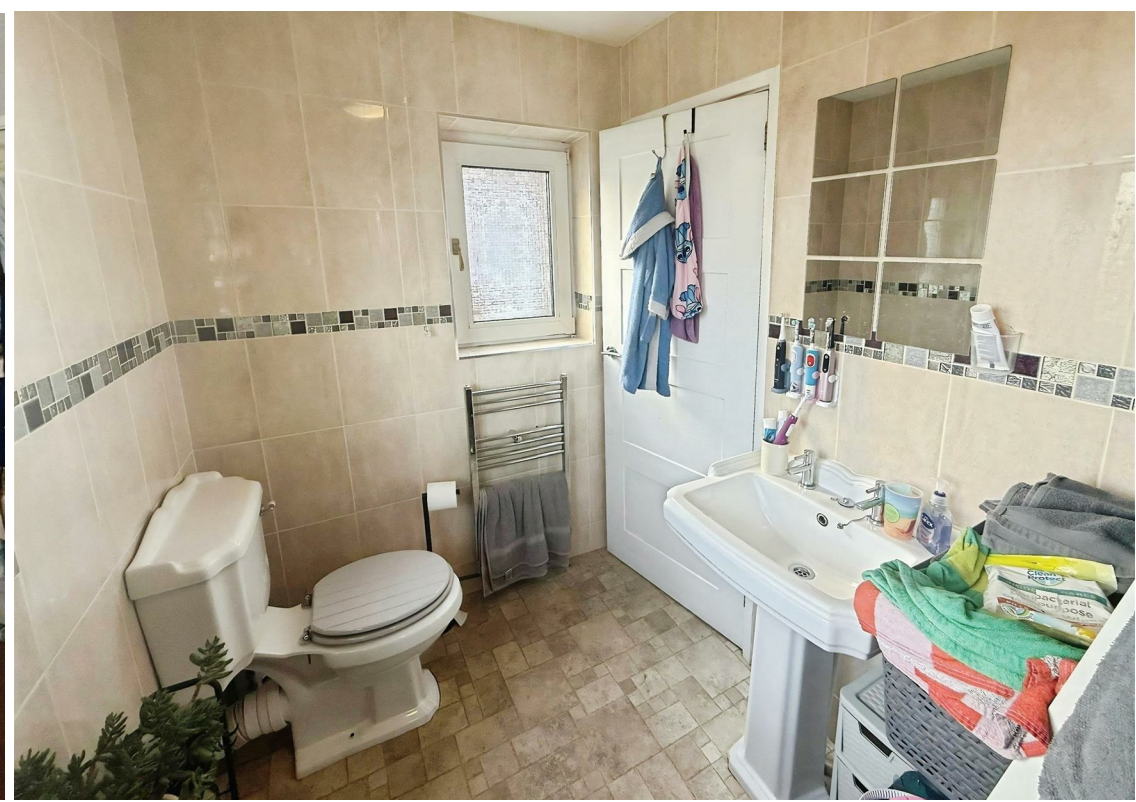
Bedroom Two
A good-sized bedroom with carpeted flooring, a central heating radiator, and a window to the front elevation.

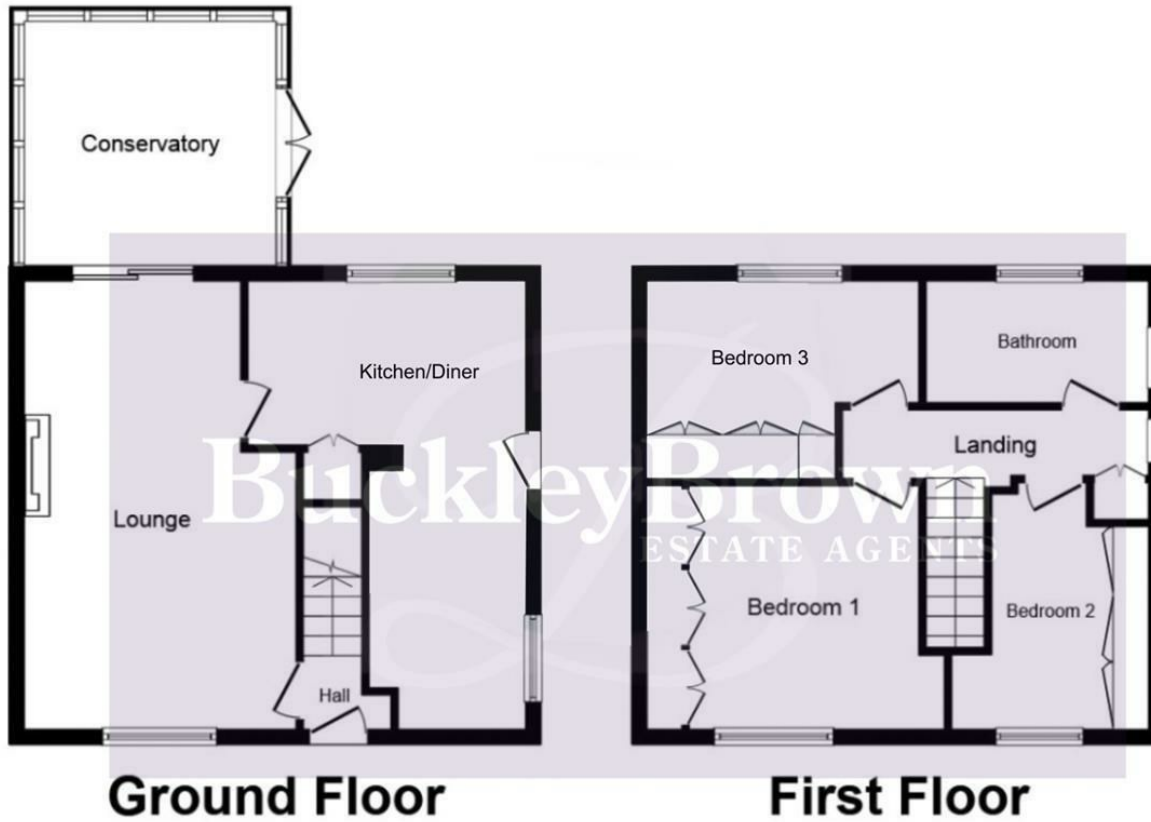
Bedroom Three
A well-proportioned bedroom with laminate flooring, a central heating radiator, and a window to the rear elevation.

Bathroom
A well-appointed, modern three-piece bathroom suite, fully tiled and comprising

a panelled bath with shower overhead and glass shower screen, pedestal wash hand basin, and low-level WC. There is also a window to the rear elevati

Outside
To the front of the property there is convenient off-street parking and access to the rear garden. To the rear you will find a fully enclosed garden, perfect for enjoying summer days and evenings, featuring a patio seating area and a laid-to-lawn section.

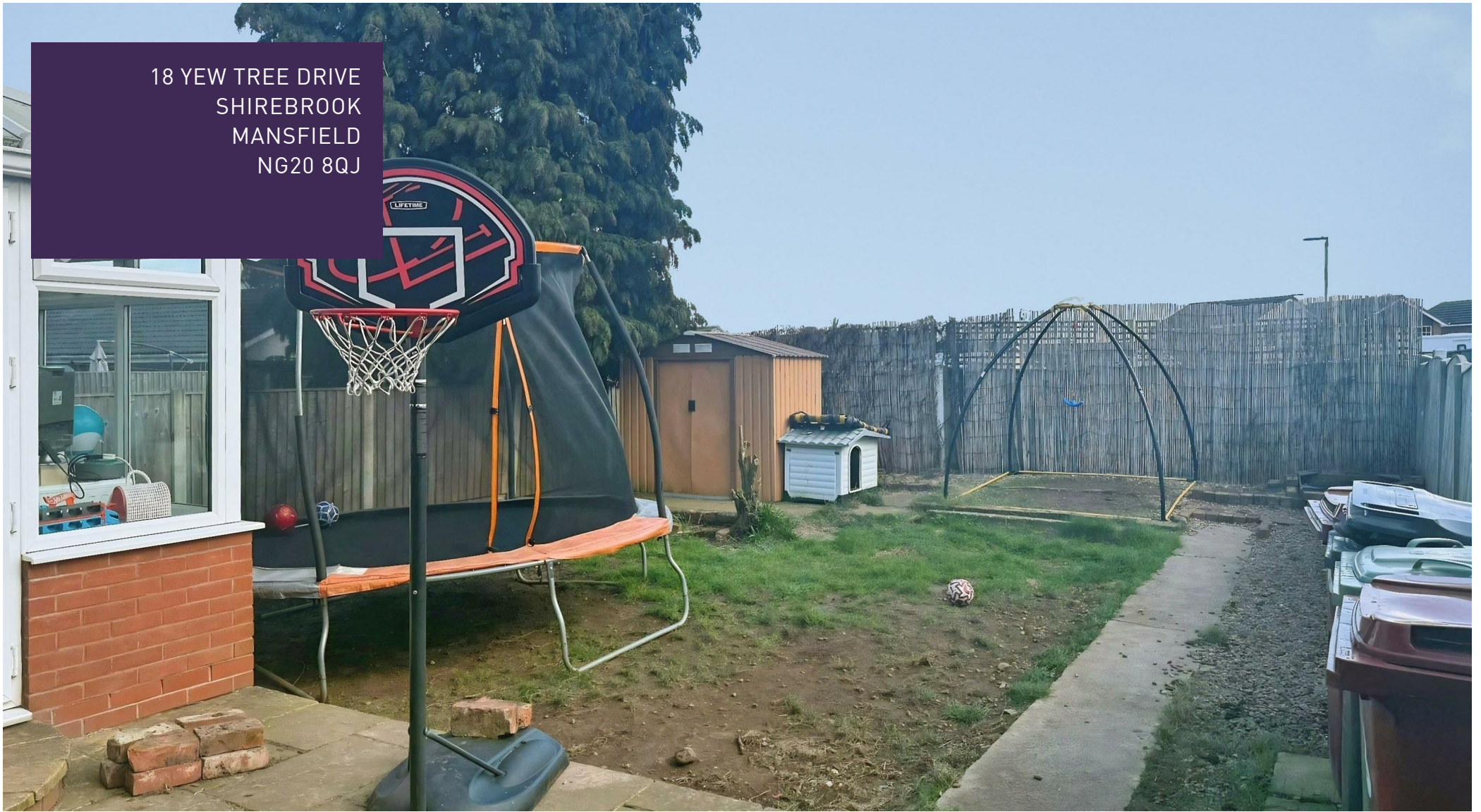




IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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		74	84
(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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