



Offers Over £160,000 Freehold

54 HEReward CLOSE | SHIREBROOK | MANSFIELD | NG20 8UU

**BuckleyBrown**  
ESTATE AGENTS

**PRACTICAL FIRST HOME...**Situated in the quiet area of Hereward Close, Shirebrook, Mansfield, this delightful semi detached house presents an excellent opportunity for those seeking a comfortable and convenient living space. The property boasts three well-proportioned bedrooms, making it ideal for families or individuals who desire extra room for guests or a home office.

Upon entering, you will find a welcoming reception room that serves as the heart of the home, perfect for relaxation or entertaining friends and family. The layout is designed to maximise space and light, creating a warm and inviting atmosphere throughout. The kitchen has everything you could need to cook up tasty meals along with space for extra appliances.

This property features three well-appointed bedrooms providing space and potential to make them your own along with a family bathroom ensuring that all essential amenities are readily available. The property is situated in a peaceful neighbourhood, providing a serene environment while still being within easy reach of local amenities, schools, and transport links.

The property offers convenient on-street parking, with the potential to convert the front garden into a private driveway. The spacious rear garden features a well-maintained lawn and a central footpath leading directly to the back door, providing an attractive and practical outdoor space. Call up today to secure your viewing | 01623 633633





### Hall

Access to;

### Living Room 9'10" x 18'0"

Completed with laminate flooring, featured fireplace and windows to the front and rear of the room.

### Hall

Accessed from the living room, this area provides access to ample of storage cupboards.

### Kitchen/Dining Room 9'1" x 18'0"

Matching cupboards with ample worktop space. integrated appliances such as an oven and gas hob, along with an inset sink and space for more appliances. Window to the front and rear elevation.

### Landing

Landing leading to the first floor.

### Bedroom One 10'3" x 11'11"

Carpeted bedroom with central heating radiator, a built in wardrobe and window to the front elevation.

### Bedroom Two 9'1" x 11'11"

Carpeted bedroom with central heating radiator, and window to the front elevation

### Bedroom Three 7'3" x 7'8"

Carpeted bedroom with central heating radiator, and window to the rear elevation.

### WC

Low flush WC and hand wash basin.

### Bathroom 5'4" x 5'8"

Two piece suite with with bath and WC.

### Outside

Lawn and patio area to the front of the



house. To the rear is a well maintained laid to lawn with a pathway leading to the rear door.





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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>70</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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SHIREBROOK  
MANSFIELD  
NG20 8UU



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