



£180,000 Freehold

64 CHURCH DRIVE | SHIREBROOK | MANSFIELD | NG20 8RZ

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ESTATE AGENTS

A HOME MADE FOR FAMILY LIVING. A charming end townhouse in the desirable Church Drive area of Shirebrook, Mansfield, combining modern living with traditional comfort. With its spacious layout and convenient location, this property is ideal for families seeking a welcoming home in a friendly neighbourhood.

Upon entering the property, you are welcomed into a spacious hallway that leads into the heart of the home. The kitchen is thoughtfully designed for both style and functionality, offering ample worktop and storage space, ideal for family meals and gatherings. Adjacent to the kitchen, the living room provides a comfortable space for relaxation and entertaining. Completing the ground floor is a convenient WC, ensuring easy access for both family and guests.

Moving to the first floor, you will find two generously sized bedrooms, perfect for children or guests, along with a family bathroom that is both practical and well-finished. This level offers a comfortable retreat for rest and relaxation, with plenty of natural light enhancing the inviting atmosphere.

The second floor boasts two additional bedrooms, with the master having the added benefit of an en-suite facility, providing a private sanctuary for the occupants. This layout is particularly advantageous for families or those who enjoy hosting visitors, as it allows for both privacy and convenience.

Outside, the property features a well-maintained garden, offering a lovely space for outdoor activities and relaxation. The garden is perfect for children to play in or for hosting summer barbecues with friends and family. With its appealing exterior and inviting surroundings, this townhouse is a wonderful opportunity for anyone looking to settle in a vibrant community.





Hall
Hallway leading to the;

Kitchen/Dining Room 14'1" x 12'0"
Spacious kitchen with stylish tiled flooring and matching cabinets offering ample storage and generous worktop space. The kitchen is fitted with integrated appliances, a built-in oven, and an inset sink, with room for additional appliances or preparation areas. A window to the side elevation floods the room with natural light, and there is plenty of space for a dining table, making this a bright, practical, and welcoming hub of the home.

Living Room 11'4" x 14'7"
Spacious living room with soft, carpeted flooring and a central heating radiator for year-round comfort. Patio doors to the

side elevation provide easy access to the outdoors and allow natural light to fill the space, creating a bright and welcoming atmosphere.

WC 4'4" x 5'10"
Low flush WC and hand wash basin.

Landing
Landing leading to;

Bedroom Three 8'9" x 14'7"
Spacious L shape bedroom with carpeted flooring, central heating radiator and windows to the side elevation.

Bedroom Four 9'9" x 7'8"
Carpeted bedroom with central heating radiator, window to the side elevation.

Bathroom 6'7" x 7'2"
Three piece suite with bath, hand wash basin and low flush WC.

Bedroom One 8'9" x 14'7"
Spacious master bedroom with carpeted flooring, built in wardrobe and access to its own en suite, window to the side elevation.

En Suite 4'11" x 7'5"
Three piece En Suite with shower, hand wash basin and low flush WC.

Bedroom Two 8'7" x 14'7"
Carpeted bedroom with central heating radiator, window to the side elevation.

Outside
Driveway to the front elevation with space

to park one car. At the rear, there is a lawn area complemented by a gravelled patio, offering a pleasant outdoor space for relaxation or entertaining.





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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