



Guide Price £170,000 Freehold

36 FIELD DRIVE | SHIREBROOK | MANSFIELD | NG20 8BN

BuckleyBrown
ESTATE AGENTS

*** GUIDE PRICE £170,000 - £180,000 ***

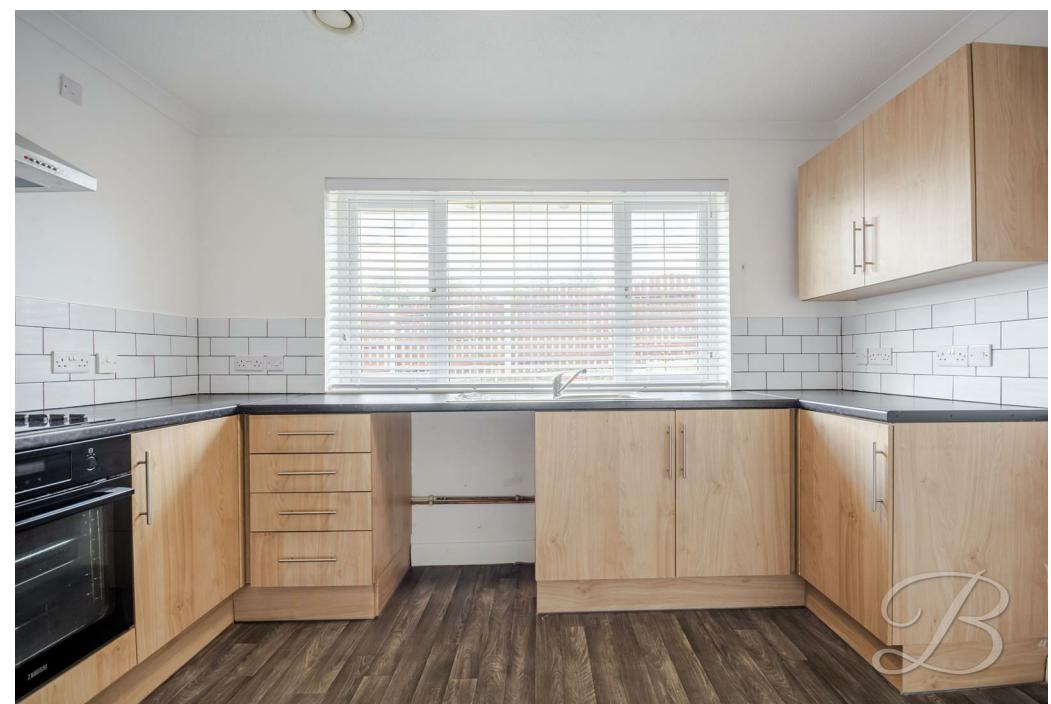
Welcome to this delightful two-bedroom detached bungalow, conveniently located in Shirebrook, close to local amenities, schools, and transport links. Perfect for downsizers, first-time buyers, or investors, this property offers a practical and accessible single-story layout.

The bungalow is entered via a side porch into a functional kitchen, thoughtfully designed with ample worktop space and storage for everyday essentials, making meal preparation both convenient and enjoyable. The living room is spacious, bright, and welcoming, featuring large windows that flood the room with natural light and create a warm, airy atmosphere. This versatile space is perfect for relaxing, entertaining guests, or enjoying quiet family time.

Both bedrooms are generously proportioned, easily accommodating double beds and additional furniture, and benefit from abundant natural light, creating comfortable and tranquil retreats. The shower room is fitted with a practical three piece suite.

Externally, the property boasts attractive and manageable gardens. To the front, a laid lawn with steps and a pathway leads to the front door, creating an inviting entrance and enhancing kerb appeal. The rear garden is designed for low-maintenance enjoyment, featuring a patio seating area ideal for outdoor dining, an artificial lawn providing year-round greenery, and secure fencing that ensures privacy and a safe environment for children or pets.

Call today to arrange a viewing!!!





Porch 3'11" x 13'4"

With surrounding windows and a door providing access into;

Kitchen 11'8" x 9'11"

Complete with a range of wooden cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven, electric hob with hood over and space for appliances. With a window to the rear elevation.

Living Room 16'11" x 13'6"

With carpeted flooring and a window to the front elevation.

Bedroom One 12'5" x 11'6"

With carpeted flooring and a window to the front elevation.



Bedroom Two 10'11" x 11'11"

With carpeted flooring and a window to the rear elevation.

Shower Room 6'8" x 6'11"

Complete with a three piece suite including a shower, low flush WC and a hand wash basin. With a window to the rear elevation.

Outside

The front of the property hosts a laid lawn and steps and a pathway to the front door. The rear garden offers a patio seating area, artificial lawn area and surrounding fences.





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 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-81) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.

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SHIREBROOK
MANSFIELD
NG20 8BN



BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP
1 Market Place | Bolsover | Chesterfield | S44 6PN
www.buckleybrown.co.uk

t: 01623 633 633
t: 01623 633 633
t: 01246 605121

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