



Church Drive
Shirebrook Mansfield

burchell
edwards

Church Drive Shirebrook Mansfield NG20 8RD

for sale offers in the region of
£159,950



Property Description

Situated on the popular Church Drive in Shirebrook, this well-presented two-bedroom end-terrace property offers spacious accommodation, off-road parking for up to three vehicles and an enclosed rear garden, making it an ideal purchase for first-time buyers, downsizers or investors.

The accommodation begins with an entrance hall leading to a convenient ground floor cloakroom/WC. The lounge is bright and welcoming, featuring dual-aspect windows and French doors opening directly onto the rear garden. The kitchen is fitted with a range of matching wall and base units, incorporating a gas hob, electric oven, composite sink and space for both a separate fridge and freezer, as well as plumbing for a washing machine.

To the first floor are two well-proportioned bedrooms, both benefiting from two windows providing plenty of natural light. Bedroom one also features an airing cupboard housing the hot water tank. The bathroom is fitted with a modern walk-in shower featuring a rainfall shower head, alongside a WC and wash hand basin.

Externally, the property enjoys a driveway providing parking for up to three vehicles, a lawned front garden and a fully enclosed rear garden with lawn, patio area, mature hedges and shrub borders. Early viewing is highly recommended.

Entrance Hall

Composite entrance door, carpeted flooring, stairs rising to the first floor and access to the ground floor accommodation.

Lounge

A bright and comfortable reception room featuring carpeted flooring, wall-mounted radiator, double glazed windows to the side and rear elevations, and double French doors opening onto the rear garden.

Kitchen

Fitted with a range of matching wall and base units with complementary work surfaces over. Incorporating an inset composite sink and drainer, gas hob with cooker hood above, electric oven, and tiled splashbacks. Space for a separate fridge and freezer, plumbing for a washing machine and housing the boiler. Vinyl flooring, wall-mounted radiator and a double glazed window to the front elevation.

Wc / Cloakroom

Fitted with a low-level WC and wash hand basin. Vinyl flooring, wall-mounted radiator and an obscured window providing natural light.

Landing

Carpeted landing with wall-mounted radiator, loft access and doors leading to all first-floor rooms.

Bedroom One

Generous double bedroom with carpeted flooring, wall-mounted radiator and two double glazed windows to the front elevation. Airing cupboard housing the hot water tank.

Bedroom Two

A well-proportioned second bedroom featuring carpeted flooring, wall-mounted radiator and two double glazed windows overlooking the rear garden.

Bathroom

Comprising a low-level WC, wash hand basin and walk-in shower enclosure with rainfall shower. Finished with vinyl flooring, partially tiled walls and an opaque double-glazed window to the side elevation.

Externals

Concrete driveway providing off-road parking for up to three vehicles. The front garden is mainly laid to lawn with established shrubs, bushes and a pathway leading to the entrance door. Side gated access leads to the rear garden.

Enclosed rear garden featuring a lawn, mature hedges, shrubs and planted borders. A concrete slab patio provides an ideal space for outdoor seating and entertaining, with gated side access and fenced boundaries.

Entrance Hall

Composite entrance door, carpeted flooring, stairs rising to the first floor and access to the ground floor accommodation.

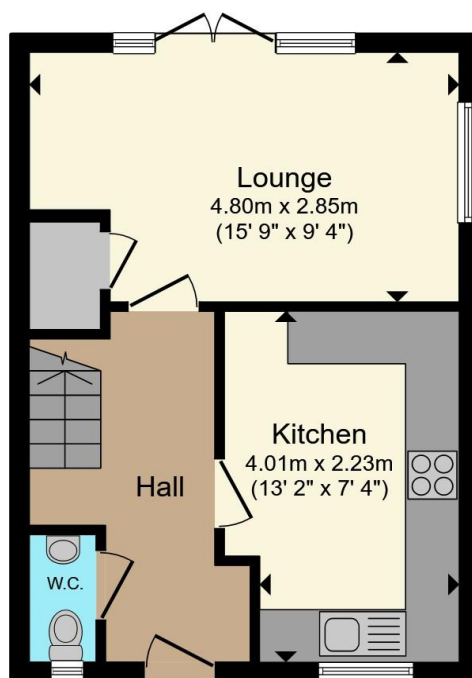
Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

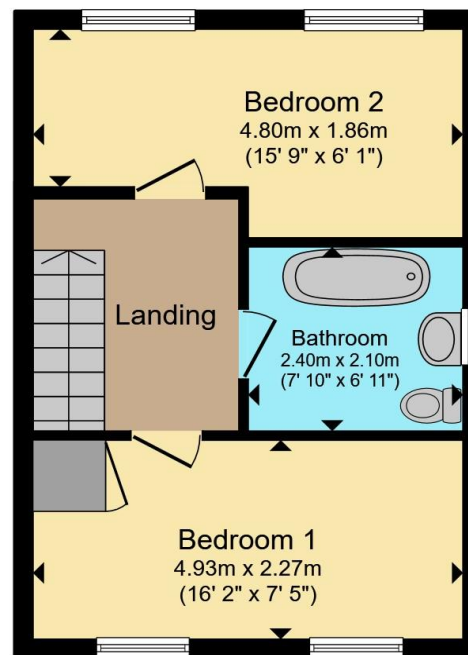








Ground Floor



First Floor

Total floor area 66.7 m² (718 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Burchell Edwards on

T 01623 627727
E Mansfield@burchelledwards.co.uk

12 Albert Street
 MANSFIELD NG18 1EB

EPC Rating: C Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/MFD209588



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MFD209588 - 0006