



Bracken Road, Shirebrook, NG20 8FH
£160,000



PINEWOOD
PROPERTIES
Est. 2004

****WELL PRESENTED **THREE BEDROOM DETACHED FAMILY HOME****Set in a quiet cul de sac location on Bracken Ridge which is a popular residential estate on the edge of the market town of Shirebrook. Close to the local amenities and commuter routes. The property downstairs comprises of an entrance porch, spacious lounge, conservatory with uPVC French doors leading to the pleasant rear garden, modern kitchen diner and downstairs WC. The upstairs has a modern bathroom with white suite and shower over bath, storage room, master bedroom with inbuilt mirrored sliding wardrobes, bedroom two which is a double and bedroom three which is a single. To the front is a decorative well stocked frontage and tarmac driveway parking for approx three cars and bin store. To the rear is a fully enclosed and gated landscaped garden with patio seating. Double Glazing and Gas Central Heating. An internal inspection is needed to appreciate all this home has to offer. Call us on 01246 221039.

- *Cul de sac location
- *Driveway parking for three cars
- * Close to the local amenities (1.7 miles to the town centre)
- *Conservatory with uPVC French doors leading to the Garden
- *Downstairs WC with white suite
- * Modern kitchen diner
- *Modern bathroom with white suite and shower over bath
- *Fully enclosed pleasant landscaped rear garden and patio
- *Double glazing and Gas central heating
- *Great commuter access to Jct 29



ENTRANCE PORCH

Having composite front door, neutral carpet, neutral decor and R.C.D

LOUNGE

4.81m x 4.46m (15'9" x 14'8") The lounge has carpet floor covering, neutral painted decor, uPVC double glazed sliding doors leading to the conservatory, TV Point, two radiators and open staircase to first floor.

CONSERVATORY

1.93m x 4.46m (6'4" x 14'8") With neutral carpet, uPVC windows, comfy air air-conditioning, dehumidifier & heating unit, T.V Point and uPVC French doors leading to the rear garden.

KITCHEN DINER

4.56m x 3.21m (15'0" x 10'6") With a range of beech wall and base units and complimentary tiled splash backs, rolled edge worktops, 1 ½ stainless steel sink and drainer with chrome mixer tap, integrated electric oven and four ring gas hob with overhead extractor fan, radiator and uPVC double glazed windows to front and rear elevations. Black linoleum tiled effect flooring, carpet to the dining area, plumbing for an automatic washing machine and cupboard housing the combi-boiler.



DOWNSTAIRS WC

1.27m x 1.37m (4'2" x 4'6") With neutral painted decor, neutral carpet, low level WC, wall mounted wash hand basin with chrome taps, mosaic tiled splash backs, low level WC, radiator, port hole decorative window with obscure glass to the front elevation and extractor fan.

BATHROOM

2.60m x 1.54m (8'6" x 5'1") The modern bathroom has neutral carpet, neutral painted decor, white three piece suite comprising of a bath with chrome mixer taps and shower over, pedestal wash hand basin with chrome taps, low-level WC, extractor fan, uPVC double glazed window to rear elevation with obscure glass, radiator, wall mounted mirrored cabinet and wall mounted mirror.

BEDROOM ONE

4.50m x 2.70m (14'9" x 8'10") This double bedroom to the rear aspect has a uPVC double glazed window overlooking the rear garden, neutral carpet and neutral painted decor, inbuilt mirrored sliding wardrobes and radiator.

BEDROOM TWO

2.59m x 3.38m (8'6" x 11'1") This double bedroom to the rear aspect has neutral carpet and decor, uPVC window and radiator under.

BEDROOM THREE

1.59m x 2.39m (5'3" x 7'10") This single bedroom to the front aspect has neutral carpet, pale painted decor, uPVC window and radiator.

LANDING / STAIRS

With carpet floor covering, neutral painted decor, uPVC window, radiator and loft access.

LOFT

Part boarded with electric fluorescent light.

OUTSIDE

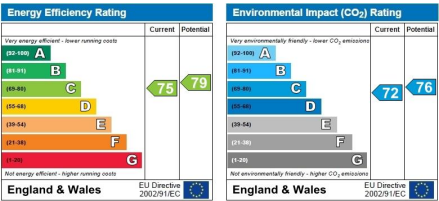
To the front of the property is a low maintenance garden with decorative circular stone-wear and wheelie bin hideaway. Tarmacadam driveway with parking for three cars and security lighting. The fully enclosed and gated pleasant rear garden is landscaped and laid to lawn with built up well stocked borders and secure high gates and patio seating areas. Outside water tap and Shed.

GENERAL

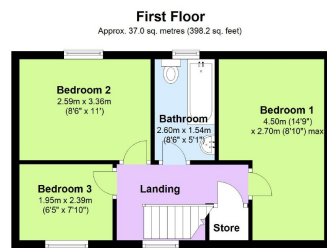
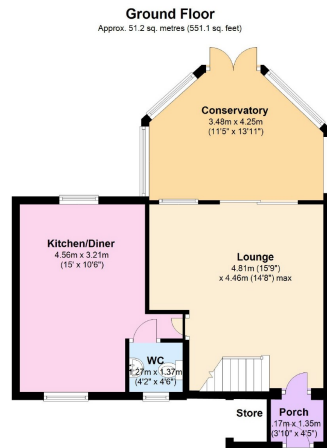
TENURE: FREEHOLD
ENERGY PERFORMANCE CERTIFICATE :C
COUNCIL TAX BAND :C
UPVC DOUBLE GLAZING
GAS CENTRAL HEATING (Combi Boiler)

LOCATION

Bracken Ridge is a small popular residential development on the edge of the market town of Shirebrook, in Derbyshire.1.7 miles to the town centre and 6 miles from Junction 29 of the M1. Local amenities include:
Park
Market
Shirebrook Academy, which was declared to be an Outstanding school in a recent OFSTED inspection. Shirebrook academy.org/
The Park Junior School also declared Outstanding in a recent OFSTED report



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Total area: approx. 88.2 sq. metres (949.4 sq. feet)



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