

16 albert street  
mansfield  
nottingham  
NG18 1EB

need2view  
property services  
Sales & Lettings

tel: 01623 422000  
fax: 01623 421068

www.need2view.co.uk  
mansfield@need2view.co.uk

**NO  
CHAIN**

**3 BILBERRY DRIVE  
SHIREBROOK, MANSFIELD  
NOTTINGHAMSHIRE  
NG20 8FY**



**£ 144,950**

**VIEWING**

By appointment through the selling agent on (01623) 422000  
16 Albert Street, Mansfield, Nottinghamshire, NG18 1EB

**TENURE**

Freehold

- Spacious Detached Property
- Three Bedrooms
- En-suite to Master Bedroom
- Modern Dining Kitchen
- UPVC Double Glazing
- Driveway for Two Vehicles
- Gardens to Front and Rear
- Easy Access to Local Amenities and Transport Links

### **DIRECTIONS**

Exit Mansfield towards Pleasley on the A617. At the main Pleasley roundabout take the fourth exit onto Common Lane/B6407 towards Shirebrook. Take the first left hand turning onto Caraway Drive into the development and then turn onto Bilberry Drive where the property can be easily located by our 'For Sale' board.

**This beautifully presented, recently built property is situated on a corner plot benefiting from a driveway in addition to on-street parking. There is a modern dining kitchen, spacious en-suite bathroom and tasteful décor throughout the home. The attractive forecourt gardens and enclosed rear garden are well kept, needing little maintenance due to being part landscaped.**

Entrance door into:

### **HALLWAY**

Comprising radiator, double power point, ceiling light point and stairs leading to the first-floor landing.



White panelled door to:

### **LOUNGE**

**14' 8" x 13'** A spacious living area with a UPVC double glazed bay window to one elevation and another UPVC double glazed window to a second. There is a thermostatically controlled radiator, four double power points, two T.V aerial points, a telephone point and ceiling light point.



### 3 BILBERRY DRIVE, SHIREBROOK, MANSFIELD, NOTTINGHAMSHIRE

White panelled door to:

#### **DINING KITCHEN**

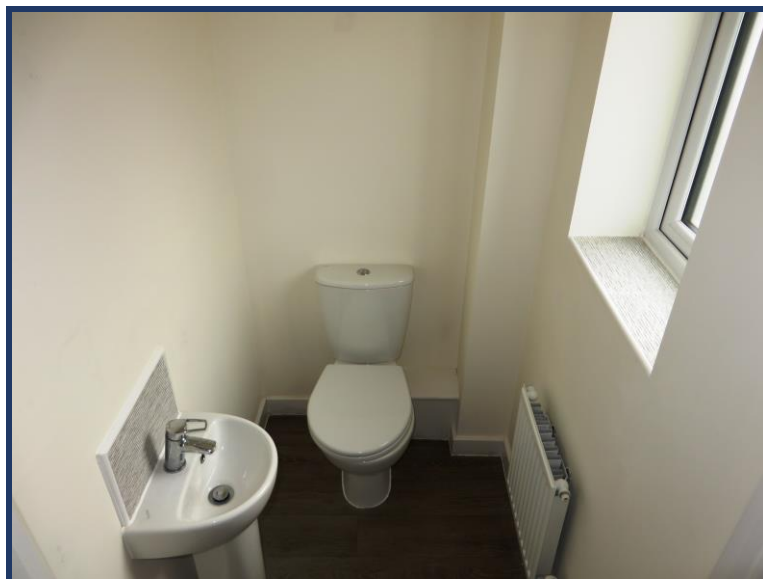
**14' 8" x 10' 6"** A comprehensively fitted open plan area with a range of cream gloss wall and base units with complimenting worktops and matching splash backs. There is a one and half bowl single drainer sink with mixer taps, illuminated extractor over a four-ring stainless steel gas hob with an integrated stainless-steel oven, integrated combination boiler, space and plumbing for a washing machine and space for fridge freezer. There are numerous power points and a UPVC double glazed window overlooking the rear garden. The dining area has UPVC double glazed window to the front with a thermostatically controlled radiator, power and ceiling light point and UPVC double glazed French doors overlooking and opening onto the garden.



White panelled door to:

#### **GROUND FLOOR W.C**

A close coupled W.C with a UPVC double glazed opaque window to the front with tiled sill, thermostatically controlled radiator, pedestal wash hand basin with mixer tap and a ceiling light point.



### **3 BILBERRY DRIVE, SHIREBROOK, MANSFIELD, NOTTINGHAMSHIRE**

Stairs to:

#### **FIRST FLOOR LANDING**

With a UPVC double glazed window, radiator, double power point and ceiling light point.

White panelled door to:

#### **MASTER BEDROOM**

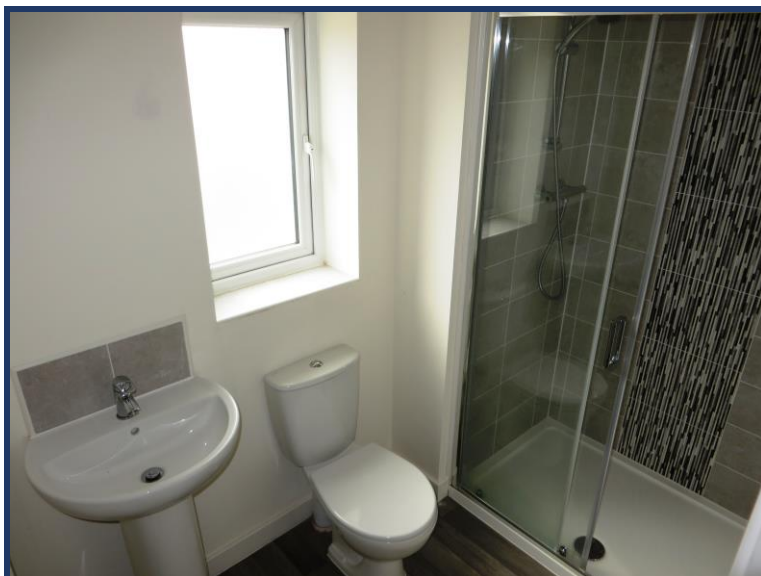
**13' 8" x 9' 2"** Having a UPVC double glazed window to the front, radiator, three double power points, ceiling light point, recess for wardrobes and built in airing cupboard.



White panelled door to

#### **EN-SUITE**

Three-piece suite with a double tiled showering enclosure with chrome shower, close coupled W.C and pedestal wash hand basin with mixer taps and tiled splash back. There is a thermostatically controlled radiator, UPVC opaque double-glazed window, ceiling mounted extractor and ceiling light points.





### **3 BILBERRY DRIVE, SHIREBROOK, MANSFIELD, NOTTINGHAMSHIRE**

White panelled door to:

#### **BEDROOM TWO**

**11' 3" x 8' 1"** Has UPVC double glazed window, thermostatically controlled radiator, two double power points and a single power point.



White panelled door to:

#### **BEDROOM THREE**

**8' 3" x 6' 3"** Has two UPVC double glazed windows to two aspects, a thermostatically controlled radiator, power points and a ceiling light point.



### **3 BILBERRY DRIVE, SHIREBROOK, MANSFIELD, NOTTINGHAMSHIRE**

White panelled door to:

#### **BATHROOM**

Three-piece suite in white comprising of a panelled bath with chrome mixer taps and tiled surround, pedestal wash hand basin with mixer taps and tiled splash backs and close coupled W.C. There is a thermostatically controlled radiator, UPVC double glazed opaque window, wall mounted extractor and ceiling light point.



#### **OUTSIDE**

A large enclosed garden with a mixture of fencing and decking. There is a gravelled area and a small space of astro turf making the garden low maintenance with flint chippings and large wooden shed with storage space. In addition, there is outside lighting and a tap as well as gated access to the driveway.



### 3 BILBERRY DRIVE, SHIREBROOK, MANSFIELD, NOTTINGHAMSHIRE

#### ADDITIONAL INFORMATION

The style of this property is 'The Crimson' built by Keepmoat homes and is situated on their new Meadow View development on the edge of Shirebrook. Being built only a couple of years ago the property benefits from the balance of the NHBC certificate. The property is being offered with no chain and part exchange is available.

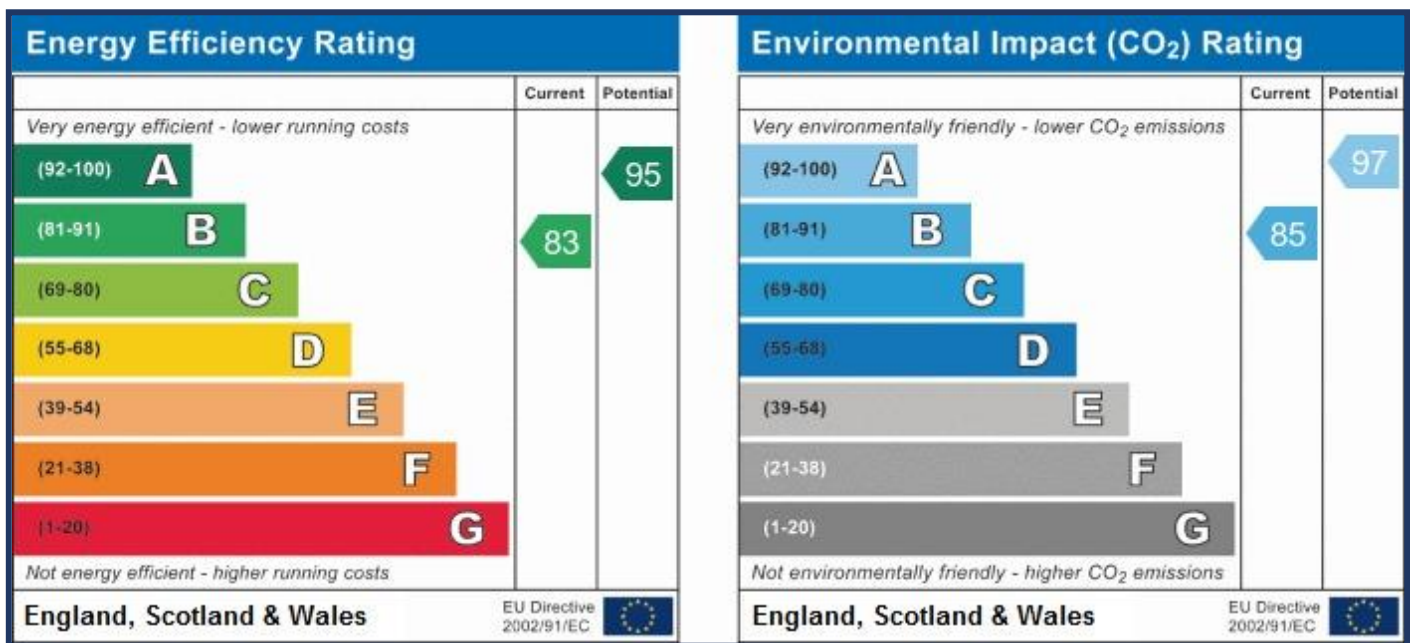
This property itself is being sold as part of a part exchange and as such is subject to an exchange of contracts within 28 days.

**Council Tax Band: C**

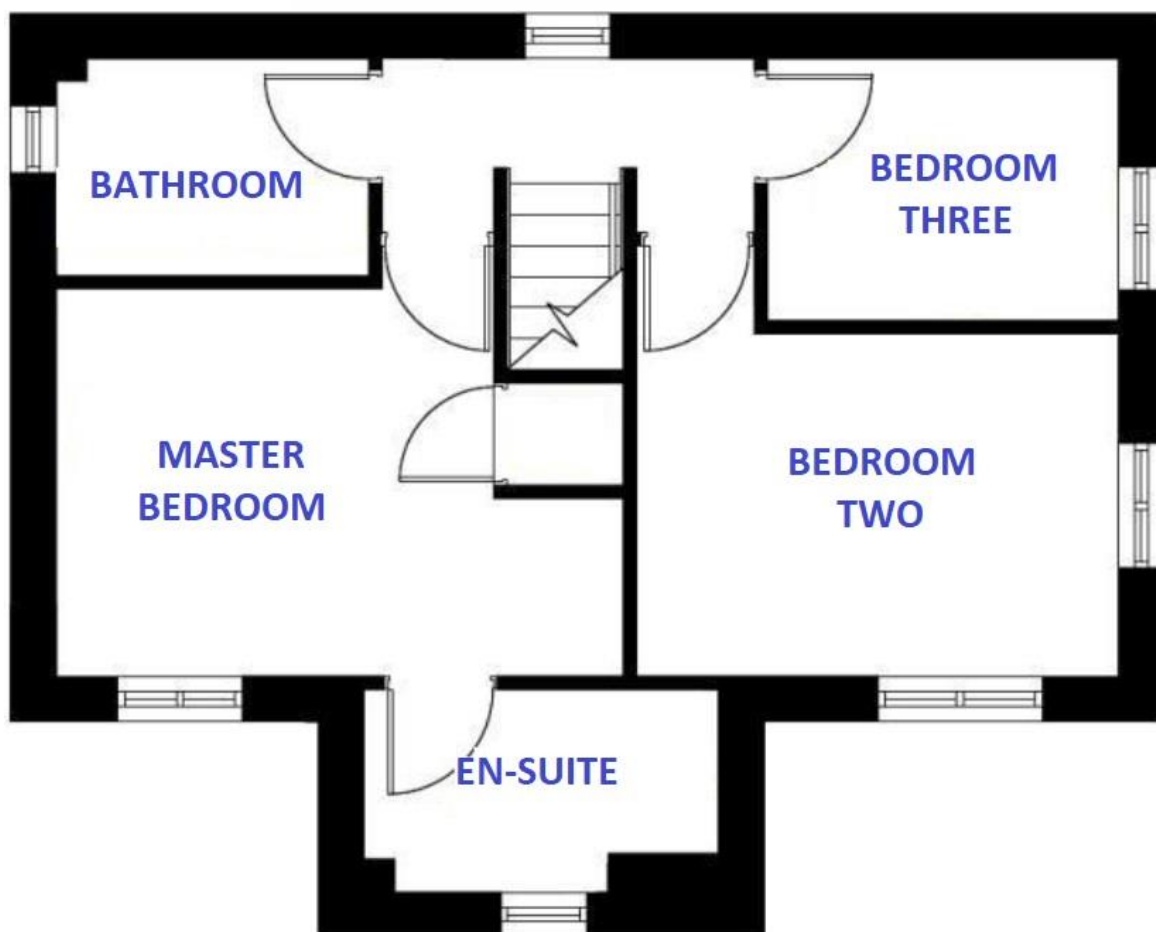
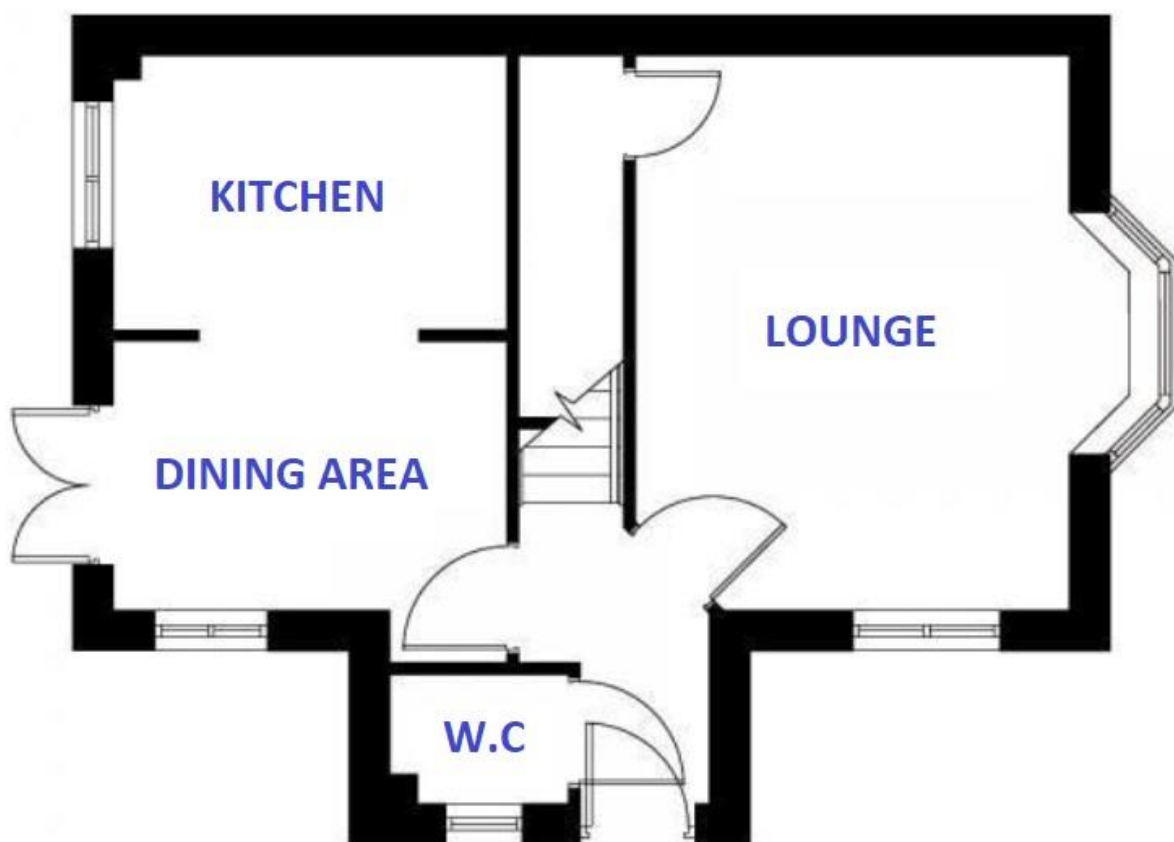
**Local Authority: Bolsover District Council**

**Stamp Duty on Asking Price: £399.00** (Additional charges may apply if being purchased as a second home)

#### ENERGY PERFORMANCE RATING



FLOOR PLAN





### **3 BILBERRY DRIVE, SHIREBROOK, MANSFIELD, NOTTINGHAMSHIRE**

#### **AGENTS NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

#### **MORTGAGE ADVICE**

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge\* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

\* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

#### **THINKING OF SELLING**

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

#### **THINKING OF RENTING**

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients investment.