



*Scarlet Way*

*Shirebrook*



£135,000

**Chadwells**  
Estate & Letting Agents



SCARLET



FIRST TIME BUYERS  
DREAM!!!





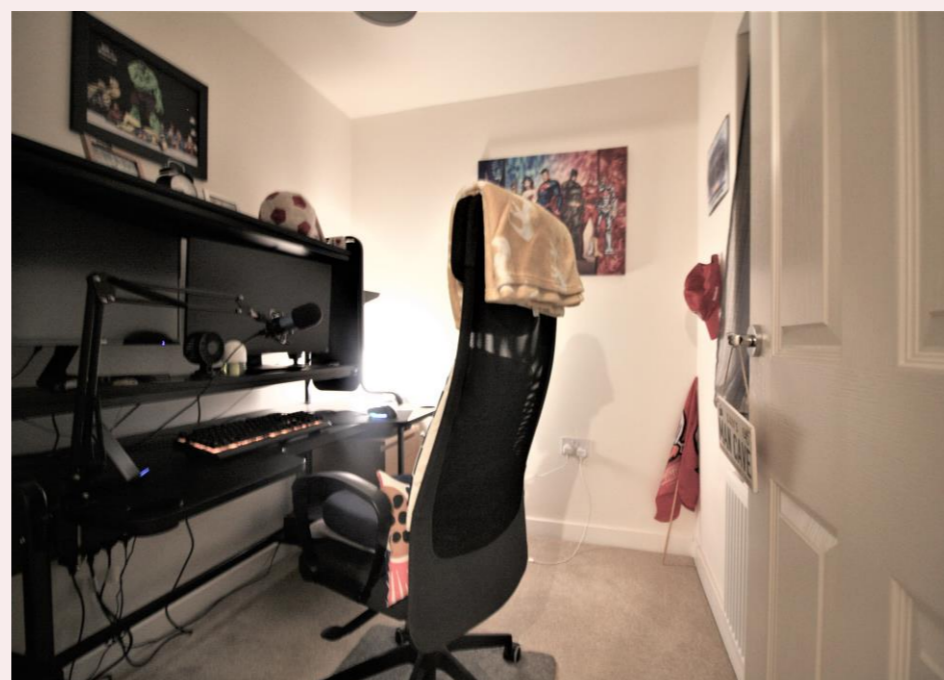
*Scarlet Way*





# *Welcome*

Situated in Shirebrook and close to local amenities this semi-detached property is perfect for a first time buyer or family. Internally the property boasts a modern kitchen diner, lounge and cloakroom to the ground floor, with three good sized bedrooms and family bathroom to the first floor. Externally the property has a private driveway for off road parking, a lawn to the front and a fully enclosed garden to the rear. Viewing is a must to appreciate all this stunning home has to offer.



# Step inside...

## Entrance Hallway

Accessed through a composite door to the front aspect and having vinyl flooring, pendant light fitting, doors through to the cloakroom, kitchen/diner, lounge and stairs off to the first floor landing.

## Cloakroom

Fitted with a low flush WC and hand wash basin. Obscure uPVC window to the front aspect, ceiling light fitting and vinyl flooring.

## Kitchen/Diner 16' 4" x 18' 5" (4.97m x 5.61m)

Fitted with a range of high gloss wall and base units having square edge work surfaces over, inset with a stainless steel sink, drainer and mixer tap. Additional benefits include an integrated fridge freezer, electric oven and gas hob with extractor hood over. Space and plumbing for a washing machine, uPVC Bay window to the front aspect, uPVC window to the rear, two pendant light fittings, radiator and vinyl flooring. There is also an additional storage cupboard with space and power for a tumble dryer.

## Lounge 15' 10" x 10' 7" (4.82m x 3.22m)

With uPVC windows to the front, side and rear aspect, two radiators, pendant light fitting, TV point, carpet flooring and French doors leading to the enclosed rear garden.

## First Floor Landing

With uPVC window to the rear aspect, radiator, loft access, pendant light fitting and carpet flooring.

## Master Bedroom 16' 3" x 12' 3" (4.96m x 3.74m)

With two uPVC windows to the front aspect, radiator, wall mounted thermostat, pendant light fitting and carpet flooring.

## Bedroom Two 10' 5" x 14' 1" (3.18m x 4.28m)

With uPVC window to the front aspect, built in storage cupboard, radiator, pendant light fitting and carpet flooring.

## Bedroom Three 6' 6" x 7' 3" (1.97m x 2.21m)

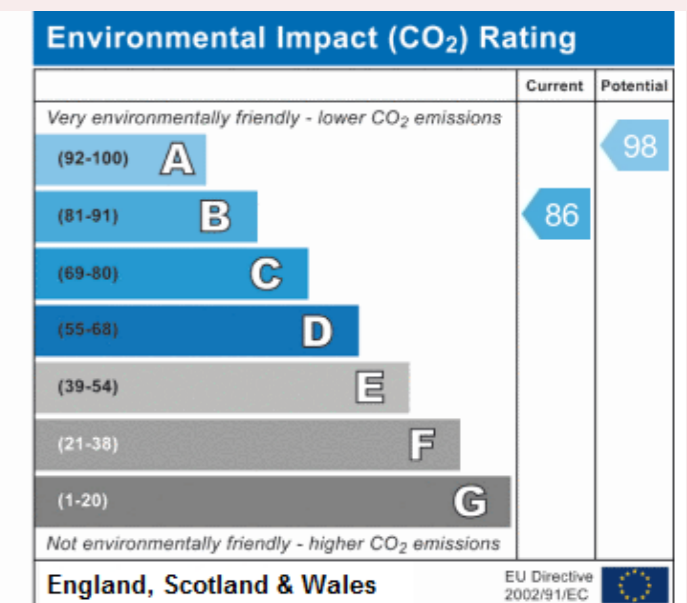
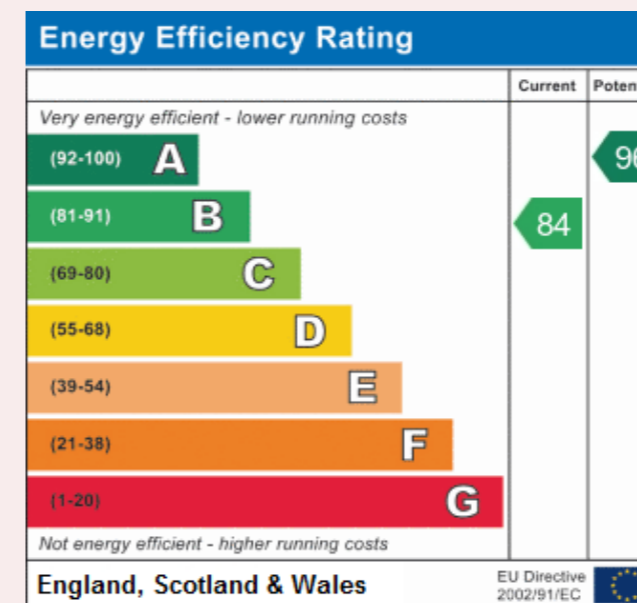
With uPVC window to the rear aspect, BT point, radiator, pendant light fitting and carpet flooring.

## Family Bathroom

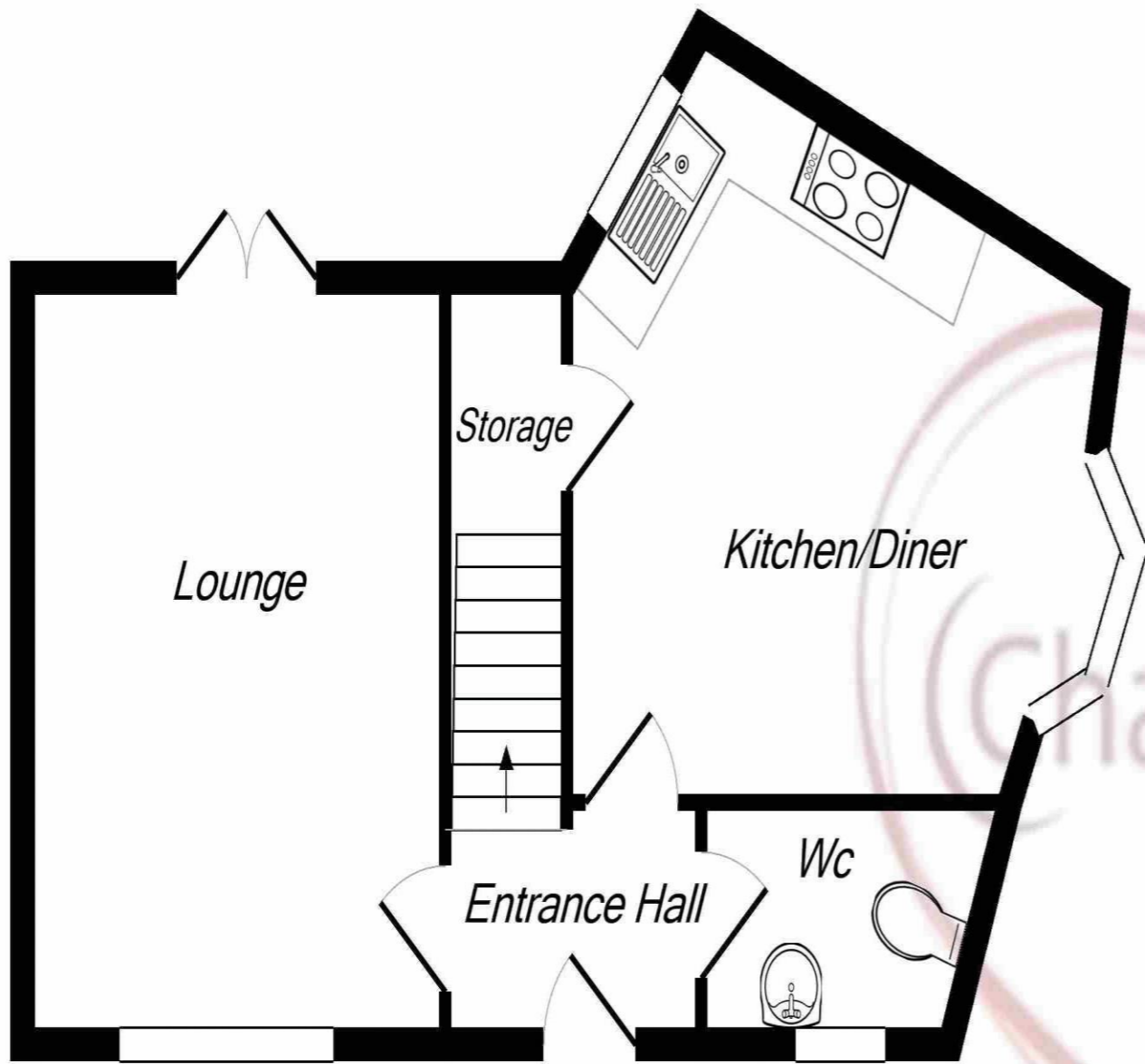
Fitted with a three piece suite comprising of a panelled bath with shower over, pedestal wash basin and low flush WC. Obscure uPVC window to the rear aspect, tiled splash backs, extractor fan, ceiling light fitting, radiator and vinyl flooring.

## Externally

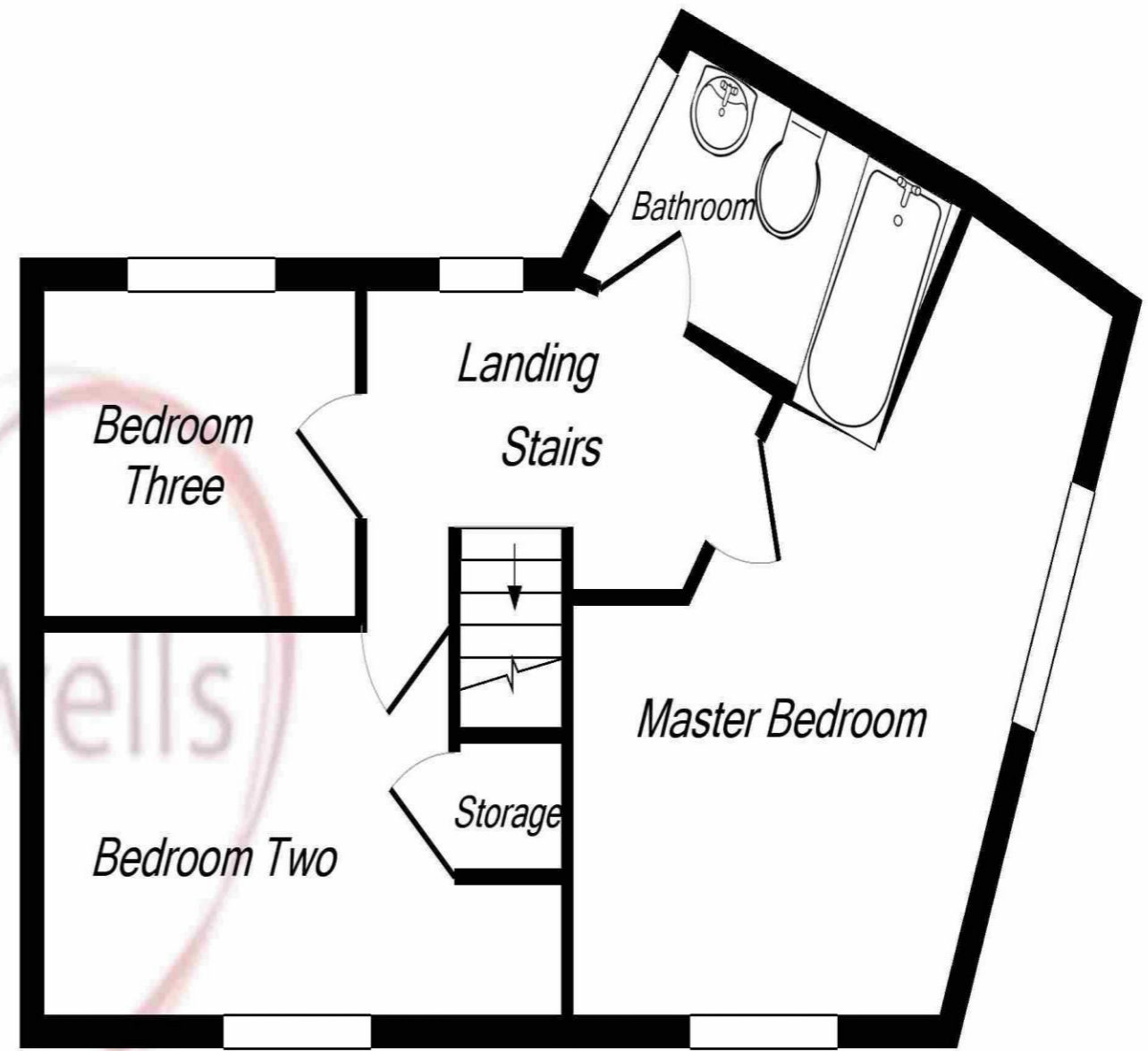
The front of the property is enclosed with decorative railings and is mainly laid to lawn with planted borders. The rear of the property is fully enclosed with gated access to the side from the private driveway. Mainly laid to lawn with a patio area.



Address:  
Scarlet Way Shirebrook



Ground Floor  
 Approx. Floor  
 Area 436 Sq.Ft.  
 (40.5 Sq.M.)



1st Floor  
 Approx. Floor  
 Area 431 Sq.Ft.  
 (40.1 Sq.M.)

Total Approx. Floor Area 867 Sq.Ft. (80.6 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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