



England & Wales	
EU Directive 2002/91/EC	
Min energy rating - lower CO2 emissions	
A	1-10
B	11-15
C	16-20
D	21-25
E	26-30
F	31-35
G	36-50

England & Wales	
EU Directive 2002/91/EC	
Min energy rating - lower energy costs	
A	94-100
B	81-93
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20



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**John Sankey**  
 Estate Agents

Total area: approx. 97.1 sq. metres (1045.6 sq. feet)  
 Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only.  
 Plan produced using Planlup.



Ground Floor  
 Approx. 97.1 sq. metres (1045.6 sq. feet)



38 Beulah Road, Kirkby In Ashfield, Notts, NG17 7EL  
 Offers Invited £220,000

**John Sankey**  
 Estate Agents





# Beulah Road

## Kirkby In Ashfield

Welcome to Beulah Road, Kirkby In Ashfield - a charming location for this delightful detached bungalow. This property boasts a spacious interior with a very well proportioned living room, three double bedrooms, and a modern shower room, making it an ideal space for a family to call home.

With a stoned driveway and garage, convenience is at your doorstep. The clean and tidy interior is ready for you to move in without any hassle, and the benefit of NO UPWARD CHAIN means a smooth transition into your new abode.

Located conveniently for all the amenities Kirkby has to offer, this bungalow also offers a peaceful retreat from the hustle and bustle of everyday life. The property's layout is perfect for those seeking a comfortable living space with a touch of modernity.

If you're in search of a property that combines practicality with comfort, look no further. Book a viewing today to fully appreciate the potential this lovely bungalow has to offer.

### How to find the property

Take the Nottingham Road A60 out of Mansfield to the traffic lights by West Notts College turning right onto Derby Road and following for approximately two miles before turning right onto Diamond Avenue, continue down Diamond Avenue towards Kirkby before taking the second left turn onto Balfour Street, continue to the bottom and turn left onto Oxford Street, following the road round until it becomes Beulah Road, the property is then located on the left hand side clearly marked by one of our signboards.

### Ground Floor



### Entrance Hall

28'9" x 3'5"

Accessed via a double glazed door to the front aspect. The welcoming entrance hall has feature coving to the ceiling along with a ceiling rose and loft access, there is a central heating radiator, a cupboard providing useful storage space and internal doors lead to all of the bungalow's accommodation.

### Living Room

23'5" x 12'

A spacious room with a brick breast centrepiece, there are dual aspect uPVC double glazed windows to the side and rear with a door giving access out to the rear garden, central heating radiator, television and power points.

### Kitchen/Diner

15'9" x 9'10"

A generous size space located to the rear of the property and offering a comprehensive range of wall and base units with feature downlighting to the wall units themselves, equipped with an integral fridge and freezer, space and plumbing for a washing machine and condensing tumble dryer, space to dine comfortably for four people, there is tiled flooring and a roll edge work surface with a four ring Whirlpool induction hob with fitted extractor above and one and a half bowl sink and drainer unit with a mixer tap, dual aspect uPVC double glazed windows to the rear offer natural light to the room, feature beamed ceilings, central heating radiator and a door to the side giving access out to the garden.

### Bedroom No. 1

11'11" x 11'11"

Located to the front of the property with a uPVC double glazed window to the front aspect and central heating radiator. Additionally this good sized double room benefits from a television point and power points.

### Bedroom No. 2

11'11" x 10'11"

A surprisingly spacious second bedroom again is a double bedroom and benefits from fitted wardrobes, a uPVC double glazed window to the side aspect provides natural light, central heating radiator and power points.

### Bedroom No. 3

12' x 10'

Again another double bedroom with television and power points, central heating radiator and a uPVC double glazed window to the front aspect.

### Shower Room

8'7" x 7'2" maximum

A modern three piece suite with an inset sink unit with mixer tap, work surface and storage beneath, a low flush w.c. and walk in mains fed shower cubicle. There is full tiling to the walls, a double heated towel rail and a uPVC double glazed window to the side aspect.

### Outside

The front of the property has double gates leading to a pebbled driveway providing parking for at least two vehicles, furthermore there are pebbled borders with shrubs planted and a pedestrian gate and path leading to the main entrance door.

The rear garden is a pleasant rear garden and a perfect oasis for relaxation offering a paved and pebbled seating area, this leads to a shaped lawn with deep shrub borders providing a fantastic degree of privacy to the garden itself, there is an outside tap, a pedestrian door giving access to the garage and additionally a path to the side of the property gives access back round to the front.

### Garage

Having barn style doors, power and lighting and the Baxi gas central heating boiler is also located here.

### Additional Information

Tenure: Freehold

Council Tax Band:B

Mobile/Broadband Coverage Checker visit: [www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.

