



28 Adams Park Way, Kirkby-In-Ashfield

£254,000 Freehold

Detached house in sought after location • Three bedrooms, en-suite to master • Dining kitchen and utility room
• Driveway and detached garage • Viewing essential, epc rating B



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John Sankey





How to find the property

Enter Kirkby-in-Ashfield via the A38 and at the Ashfield fire station turn left onto Sutton road then the next left past the fire station onto Twickenham Road, then take a left onto Adam's Park Way, follow the road around straight into the cul-de-Sac and the property is on the right hand side and can be identified by our for sale board.

Hallway

With stairs rising to the first floor, radiator and doors to lounge, kitchen and wc.

Lounge

17' 3" x 9' 9" (5.26m x 2.97m)

With double glazed window to the front and French doors to the rear making this a light and airy living space, laminate floor and two central heating radiators.

Kitchen diner

17' 3" x 8' 8" (5.26m x 2.64m)

Fitted with a range of wall and base units cupboards and drawers, oven hob with extractor fan over, fridge freezer, central heating radiator, space for table and chairs, door through to the utility room.

Downstairs wc

With low flush wc, wash hand basin with tiled splash backs, radiator and extractor fan.

Utility Room

7' 8" x 6' 4" (2.34m x 1.93m)

With composite door leading to the rear garden, wall and base units, stainless steel sink and drainer, radiator, plumbing for washing machine and dishwasher, wall mounted central heating boiler that is approximately 2 years old.

Stairs and Landing

With doors into to the bedrooms, bathroom and there is an air conditioning unit that is fitted on the landing, to keep the upstairs cool in the summer.

Bedroom One

13' 2" x 9' 4" (4.01m x 2.84m)

With upvc double glazed window to the front of the property, radiator, access to the loft which is boarded with loft ladder and door leading to the en-suite shower room.

En-suite shower room

Fitted with a three piece suite comprising of, corner shower cubicle, housing mains shower, floating sink, low flush wc, upvc double glazed window and chrome heated towel rail.

Bedroom Two

10' 4" x 8' 9" (3.15m x 2.67m)

With Upvc double glazed window to the front, storage cupboard and radiator.

Bedroom Three

9' 9" x 7' 8" (2.97m x 2.34m)

With Upvc double glazed window to the rear and radiator.

External

To the front of the property there is a driveway leading to the detached garage and gated access to the rear garden. The rear garden is fully enclosed, laid to lawn, detached brick built garage with pedestrian door.

Garage

Detached Garage

Brick built garage with lighting and electricity, upend over door to the front leading onto the driveway and pedestrian door onto the rear garden.

Additional Information

EPC rating is B Standard construction The boiler is 2 years old www.ofcom.org.uk then click mobile & broadband checker.

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