



CHAPEL STREET | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 8JY

**BuckleyBrown**  
ESTATE AGENTS

GUIDE PRICE £550,000 - £575,000

NO CHAIN WITH SPACIOUS ANNEXE!.. Positioned on an incredible, approximate third of acre plot, is this must-see detached property that stands proud in a wonderful conservation area. This magnificent and unique residence features quality fixtures from top to bottom, along with its own detached annex. We simply can't do it justice enough with words alone!

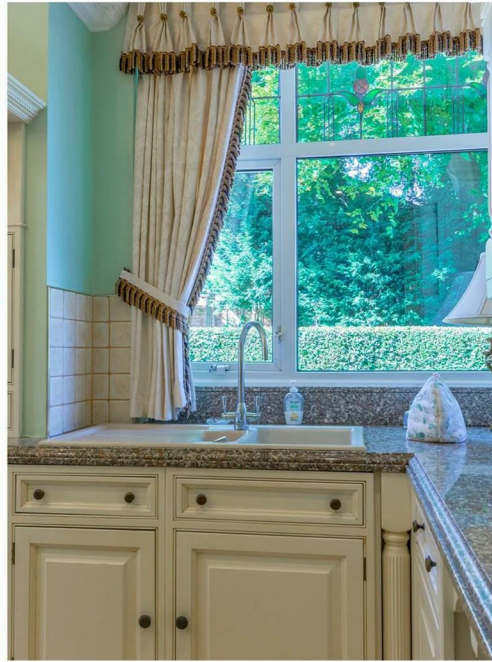
The ground floor presents a beautiful open plan lounge and dining area, presenting traditional feature fireplaces that make a great focal point and help create a warm and welcoming atmosphere. There's an abundance of light here, with sliding doors that lead out to the rear garden, creating that indoor-outdoor feel when open, The kitchen is just next door and is simply stunning, complete with an incredible range of wall and base units, along with ample preparation space to enjoy practising your culinary skills! Completing the ground floor is the beautiful conservatory with windows overlooking the rear garden.

Impressive right? The first floor accommodates three magnificent double bedrooms, all of which benefit from an abundance of space and their own fitted wardrobes. There's a great study room, and an impressive family bathroom comprising of a terrific five piece suite.

There is a detached annex comprising of an open plan kitchen/living room, bedroom and bathroom. Each room features a great amount of space, along with modern fixtures and fittings. Simply perfect for overnight guests!

The outside space is simply incredible, boasting an impressive approximate third of an acre plot. To the rear you'll find a magnificent garden with a patio seating area and extensive lawn with gorgeous surrounding mature shrubs and trees, including apple trees. The privacy here is magnificent, and you'll also gain access to the detached annex from here, with an impressive double garage attached. In addition, there's excellent parking for all the family and more with a terrific gated driveway!





#### Entrance Hall

With central heating radiator, beautiful traditional decor, storage cupboard and access to;

#### Dining Room 13'7" x 13'6"

With carpeted flooring, feature fireplace, central heating radiator and bay window to the front elevation. With open access into;

#### Lounge 11'5" x 11'5"

With carpeted flooring, feature fireplace, central heating radiator and sliding doors leading out to the rear garden.

#### Kitchen/Diner 12'8" x 20'4"

Complete with an incredible range of beautiful units and cabinet with complementary granite worktop over, inset sink and drainer with mixer tap, tiled splashback, integrated oven, integrated microwave, five ring gas hob with extractor fan above, space for all essential appliances, space for a dining set, tiled flooring, underfloor heating, downlights, two windows to the side elevation, door leading outside and access to;

#### Conservatory 12'8" x 12'4"

With tiled flooring, underfloor heating, windows overlooking the rear garden and a door leading outside.

#### Landing

With carpeted flooring, central heating radiator, beautiful traditional decor, window to the side elevation and access to;

#### Bedroom One 10'5" x 13'9"

With carpeted flooring, fitted wardrobes, central heating radiator and window to the front elevation.

#### Bedroom Two 12'5" x 8'5"

With carpeted flooring, fitted wardrobes, central heating radiator and window to the side elevation.

#### Bedroom Three 10'7" x 11'6"

With carpeted flooring, fitted wardrobes, central heating radiator and window to the rear elevation.

#### Study 5'0" x 5'2"

With carpeted flooring, mood lighting, central heating radiator and window to the side elevation.

#### Family Bathroom 8'10" x 13'1"

Complete with a fitted Air bath, walk-in shower cubicle, low flush WC, bidet, vanity hand wash unit, fitted storage cabinets, central heating radiator and opaque window to the rear elevation.

#### Annex Kitchen/Lounge 21'1" x 12'5"

Complete with a range of matching units and cabinets with complementary granite worktop over, inset sink and drainer, integrated oven with hob, space for all essential appliances, space for living/dining, stairs leading up to the first floor, central heating radiator and window to the side elevation.

#### Annex Landing

With carpeted flooring, central heating radiator, velux window, downlights and access to;

#### Annex Bedroom 14'1" x 13'3"

With carpeted flooring, central heating radiator, downlights, window to the rear elevation and two velux windows.

#### Annex Bathroom 12'5" x 5'2"

Complete with a fitted corner jacuzzi bath, walk-in shower cubicle, low flush WC, hand wash basin, fitted storage cupboard and opaque window to the front elevation.

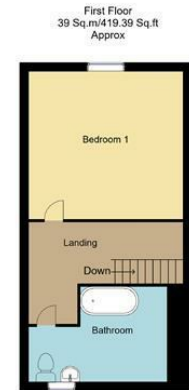
#### Outside

Occupying an impressive approximate third of an acre plot, you'll find an incredible gated block paved driveway, allowing space for ample off-road parking. The rear garden is enclosed and very private, comprising of a beautiful patio seating area, extensive lawn and gorgeous surrounding mature shrubs and trees including apple trees. You'll gain access to the detached annex from the rear garden, with a superb double garage attached.





Annex  
(Attached)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         | 80        |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | 60                      |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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