



CHARTWELL ROAD | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 7HZ

BuckleyBrown
ESTATE AGENTS

BEAUTIFUL FAMILY HOME!.. Welcoming to the market this stunning four-bedroom detached home located in the sought-after area of Kirkby-In-Ashfield and nearby to a range of great shops, amenities and transport links including the A38 and M1- perfect for commuting! The property itself has been kept to a beautiful standard throughout, combining modern comforts with a touch of elegance, making it the ideal place to create lasting memories with loved ones! Let's take a peek inside..

The ground floor offers a spacious lounge with a charming feature fireplace, complete with a brick surround that lends itself perfectly to cosy nights in. There's also French doors that lead out to the rear garden, creating a seamless transition to the outdoor space and is perfect for utilising in the summer months. The separate dining room just next door is an excellent space to enjoy family meals, and connects to the modern kitchen which boasts ample storage space for all essential appliances, along with a lovely range of modern units. You'll also find a convenient door leading outside, along with further access to a utility room which further leads to a separate WC that is especially handy when guests are over to visit!

The first floor hosts four well-presented bedrooms, providing comfortable spaces for the whole family to relax and rest. The family bathroom can also be found just off the landing and completes the floor nicely with a fabulous three-piece suite that includes a standalone bath where you will love unwinding after a long day.

Heading outside, you will be impressed to find a generously sized rear garden that offers a beautifully maintained lawn, a concrete seating area perfect for alfresco dining, and a lovely display of mature shrubs and trees that create a wonderful sense of privacy. To the front of the property is a double drive and integral garage, providing ample parking space for added convenience. What's not to love?





Entrance Hall

With storage cupboard.

Lounge 10'5" x 17'11"

With fitted carpets, feature fireplace with brick surround, central heating radiator, window to the front elevation and French doors leading out to the rear garden.

Dining Room 8'2" x 15'3"

With central heating radiator, stairs leading up to the first floor, window to the front elevation and access into;

Kitchen 11'11" x 8'2"

Complete with a range of matching wall and base units with complementary worktop over, inset sink and drainer with mixer tap, tiled splash backs, integrated double oven, hob with stainless steel extractor fan above,

space and plumbing for a dishwasher, central heating radiator, window to the rear elevation and a door leading outside. With access into;

Utility 2'3" x 7'2"

With further space and plumbing for additional appliances, window to the rear elevation and access into;

WC

Complete with a low flush WC, hand wash basin and opaque window to the side elevation.

Landing

With fitted carpets, central heating radiator, two windows to the rear elevation and access into;

Bedroom One 7'10" x 17'11"

With fitted carpets, central heating radiator and dual aspect windows to the front and rear elevation.

Bedroom Two 15'1" x 9'3"

With fitted carpets, central heating radiator and window to the front elevation.

Bedroom Three 7'5" x 10'6"

With fitted carpets, central heating radiator and window to the front elevation.

Bedroom Four 7'4" x 6'11"

With fitted carpets, central heating radiator and window to the rear elevation.

Bathroom 8'11" x 5'2"

Complete with a freestanding bath with overhead shower, low flush WC, hand wash basin, full-height tiling and central heating radiator.

Outside

Featuring a well-maintained rear garden with concrete seating area, spacious lawn, and a lovely display of surrounding mature shrubs and trees that provide a great degree of privacy. To the front of the property is a private double driveway allowing space for handy off-road parking, along with an integral garage (2.42 x 4.65) for additional parking and secure storage.



Ground Floor
61 Sq.m/ 657.32 Sq.ft
Approx.



First Floor
55 Sq.m/ 597.22 Sq.ft
Approx.



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 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. Specially 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) A			82
(81-91) B		69	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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