



ORCHID CLOSE | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17

BuckleyBrown
ESTATE AGENTS

A TRUE GEM!... Standing beautifully on a delightful plot in Kirkby-In-Ashfield, with close links to the town centre, local shops and amenities, is this magnificent, detached family home! Boasting a spacious interior with an abundance of potential to make your own. This modern, five-bedroom property is certain to impress and is one you don't want to miss out on! Let's look inside...

Upon entry, you will be welcomed into the hallway where you'll instantly get a sense of the fantastic amount of space on offer, together with a warm and homely feel which continues throughout this property. Move into the living room where you'll be presented with a terrific spot which benefits from a lovely feature fireplace and bay window beaming in light. Along with laminate flooring which is complemented perfectly by neutral decor. Leading nicely from here is a wonderful dining room which offers the perfect setting for family meals, finished well with French doors leading out to the rear garden. Just next door you'll find the fantastic kitchen complete with a range of modern units and cabinets, with ample room to showcase your cooking skills for friends and family! Together with a handy utility with even more storage space for your cleaning supplies and essential appliances. As you walk back through the hallway, you'll find a versatile bedroom which can be utilised in a variety of ways, along with a ground floor WC for added convenience.

This first floor hosts four well-sized bedrooms, two benefit from fitted wardrobes and all of which offer a great canvas for personalising with your own sense of style. The master bedroom even features its own ensuite facility! There is also a family bathroom complete with a suite in white.

Outside is just as impressive, with two driveways providing off-street parking and an attached garage. The rear offers an enclosed garden with a maintained lawn and block paved seating area ready to be appreciated in the summer!





Entrance Hallway
With laminate flooring, central heating radiator, down lights, carpeted staircase leading to the first floor, and access to;

Living Room 11'10" x 17'8"
With laminate flooring, central heating radiator, coving, feature fireplace, down lights and window to the front elevation.

Dining Room 10'3" x 10'4"
With laminate flooring, central heating radiator, coving and French doors leading outside.

Kitchen 9'9" x 10'4"
Complete with neutral wall and base units, work surface, inset sink and drainer, metro tiles, extractor fan,

space for a freestanding cooker, tiled flooring, down lights and window to the rear elevation.

Utility 7'6" x 13'5"
With gloss cabinets providing additional storage, work surface, inset sink with a mixer tap above, metro tiles, space and plumbing for a washing machine and tumble dryer. Along with a window and door leading outside.

Bedroom Five 7'4" x 17'2"
With carpet to flooring, down lights, central heating radiator and window to the front elevation.

WC
Fitted with a low flush WC, wash hand basin with vanity storage and an opaque window to the front elevation.



Bedroom One 11'7" x 10'7"
With carpet to flooring, central heating radiator, fitted mirrored wardrobe and window to the rear elevation.

En-Suite 4'5" x 6'8"
Complete with an enclosed shower, low flush WC, pedestal sink and an opaque window to the side elevation.

Bedroom Two 11'6" x 8'6"
With carpet to flooring, central heating radiator, fitted wardrobe and window to the rear elevation.

Bedroom Three 8'11" x 10'7"
With carpet to flooring, central heating radiator and window to the rear elevation.

Bedroom Four 9'0" x 8'3"
With carpet to flooring, central heating radiator and window to the front elevation.

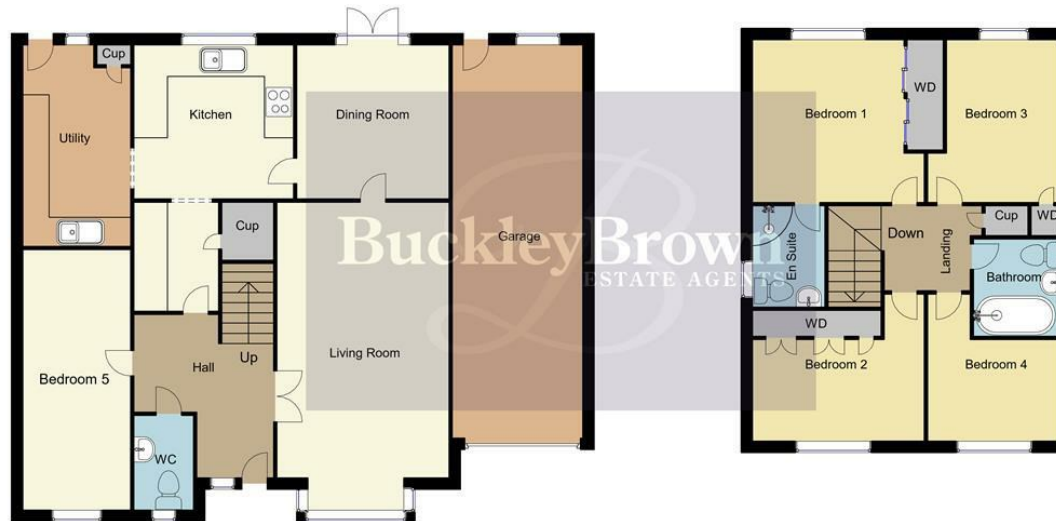
Bathroom 6'1" x 6'5"
Complete with a panelled bath, pedestal sink, low flush WC, full height tiling and an opaque window to the side elevation.

Outside
With two driveways providing off-street parking and attached garage. The rear offers an enclosed garden with a maintained lawn, block paved seating area and fence surround.



Ground Floor
104 Sq.m/ 1119.45 Sq.ft
Approx.

First Floor
54 Sq.m/ 581.25 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 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. 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 | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 67 | 78 |
| (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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