



THE HAWTHORNS | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 8NL

BuckleyBrown
ESTATE AGENTS

A REAL HEAD-TURNER!.. Get ready to fall in love with this incredible three-bedroom family home! Boasting a fantastic layout with a great amount of space on offer, this modern property has been kept to an exceptional standard and is move-in ready. The location is brilliant too, situated on a delightful cul-de-sac with excellent links to the A38, M1, J27 and J28. Making it perfect for commuting!

The ground floor space of this property is nothing short of fantastic! As you step into the hallway, you will instantly notice the light and airy feel this home provides. Starting with the the generously sized lounge, which boasts a neutral colour palette and complementary flooring. Offering an abundance of space for all of your furnishings and homely touches. The conservatory leads nicely from here and features surrounding windows with the added benefit of an air-conditioning unit. Making it perfect for entertaining guests all year round. The kitchen is wonderful too, fitted with a range of matching cabinets and units, together with tiled walls and plumbing for all of your essential appliances. Completing this floor is a handy WC. If that's not enough, there has been a new Viessmann boiler installed to the property.

Head over heels? We knew you would be! Let's head on upstairs where you will be welcomed by three terrific bedrooms, all of which offers a great canvas making it easy for you to add your own stamp! As well as a part boarded loft for easy storage space. You'll also find a family shower room just off the landing complete with a stylish three piece suite in white with full height tiling.

Step outside, where you'll be greeted by a driveway to the right of the property providing handy off-street parking. There is also an enclosed garden to the rear with a patio area. The most wonderful space to spend your time with family and friends!





Entrance Hall

With tiled flooring, vertical central heating radiator, carpeted staircase leading to the first floor, with access to;

Kitchen 9'10" x 7'6"

Complete with a range of matching units and cabinets with work surface over and inset sink. Fitted with an integrated oven, tiled walls, space for a fridge freezer, plumbing for a washing machine and dishwasher. Window to front elevation.

Lounge 15'1" x 14'5"

With laminate flooring, central heating radiator and doors leading to the conservatory.

WC

With low flush WC and wash hand basin.

Landing

With a partly boarded loft space for additional storage. Along with access to;

Bedroom One 12'1" x 7'10"

With window to front elevation. Carpeted flooring and central heating radiator.



Bedroom Two 11'1" x 7'10"

With window to rear elevation. Carpeted flooring and central heating radiator.

Bedroom Three 7'10" x 6'2"

With window to rear elevation. Carpeted flooring and central heating radiator.

Shower Room

With low flush WC, shower cubicle and wash hand basin. Full height tiling and an opaque window to the front elevation.

Conservatory 13'9" x 13'5"

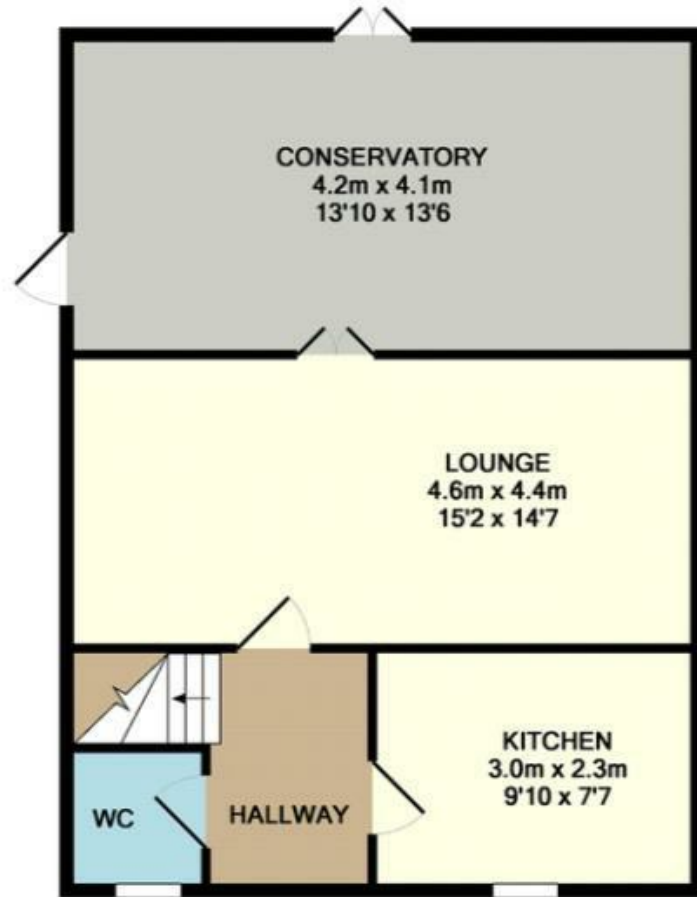
With a fitted air conditioning unit

and carpeted flooring. With surrounding windows and access to;

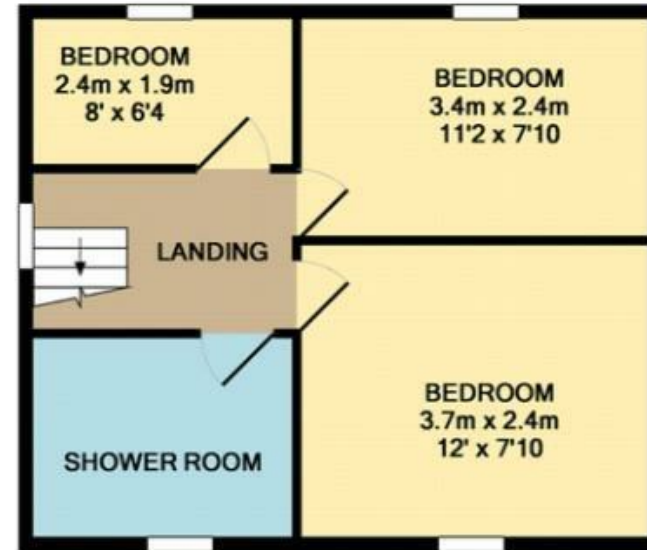
Outside

With a driveway to right of the property providing off-street parking. A gated fence and well maintained lawn to front. There is an enclosed garden to the rear with a patio area. The property also benefits from an alarm system for extra piece of mind.





GROUND FLOOR
APPROX. FLOOR
AREA 57.6 SQ.M.
(620 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 35.8 SQ.M.
(385 SQ.FT.)

TOTAL APPROX. FLOOR AREA 93.4 SQ.M. (1005 SQ.FT.)

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			88
(81-91) B			
(69-80) C		72	
(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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