



£220,000 Freehold

KIRKBY ROAD | | SUTTON-IN-ASHFIELD | NG17 1HB

  
**BuckleyBrown**  
ESTATE AGENTS

YOU WILL LOVE THIS!.. This wonderful extended three bedroom semi-detached home has been beautifully presented throughout and is sure to catch your eye. This property boasts a wealth of lovely traditional features and tasteful decor. Not only that but it is located in a convenient area, offering good access to a range of local amenities making the perfect home for any growing family.

From the moment you step inside this property you will instantly feel at home as you are welcomed through the spacious entrance hallway and into a homely living room. Benefitting from a gorgeous bay front window which fills the room with light and a feature fireplace that sets the scene for those cold winter nights, making you want to kick off your shoes and relax. Through the feature arch doorway is the dining room which creates a brilliant space to entertain friends and family. Heading on further you will be pleased to find the inviting kitchen complete with a range of stunning cupboards and units. To complete the ground floor you'll find the downstairs shower room which is perfect to freshen up after a lovely weekend walk with the family..

Let's head upstairs where you will find three well appointed bedrooms, together with a modern family bathroom boasting a gorgeous freestanding bath.

Outside will continue to impress with a driveway to the front allowing for off-street parking. To the rear you will find an enclosed garden which is of a generous size with a maintained lawn and decking that will lend itself perfectly for outdoor seating. This home is too good to miss, so what are you waiting for? Call now to arrange a viewing!



## Entrance Hall

With a uPVC entrance door, carpet flooring, under-stair cupboard and access to;

## Lounge 11'2" x 12'11"

The main feature to this room has to be the beautiful bay window to the front aspect, further to this is laminate flooring, inset fireplace with a surround and central heating radiator.

## Dining Room 12'2" x 12'4"

With laminate flooring, central heating radiator, spotlight and access to the kitchen.

## Kitchen 7'10" x 17'10"

Complete with a range of beautiful and modern, wall base and drawer units with complimentary work surfaces over. Appliances include an electric hob and extractor over, an integrated double eye level oven, dishwasher, fridge-freezer and a stainless steel sink and drainer unit. Finished with tiles splash backs, access to the utility cupboard and a window and door to the rear garden.

## Downstairs Shower Room 6'3" x 6'11"

Complete with a low flush WC, hand wash

basin and a shower cubicle. The room is finished with tiled walls, vinyl flooring and a window to the side aspect.

## Bedroom One 8'6" x 12'4"

With carper flooring, central heating radiator and a window to the rear aspect.

## Bedroom Two 8'6" x 11'1"

With carper flooring, central heating radiator and a window to the front aspect.

## Bedroom Three 6'11" x 7'1"

With carper flooring, central heating radiator and a window to the front aspect.

## Family Bathroom 7'1" x 7'8"

Recently fitted by the current owner with a stunning bath suite in white which includes a low flush WC, hand wash basin and a freestanding bath. The room is finished with a central heating radiator and windows to the rear and side aspect.

## Outside

With a driveway to the front allowing for off-street parking. To the rear you will find an enclosed garden which is of a generous size with a maintained lawn and decking that will lend itself perfectly for outdoor seating.



**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			83
(81-91) B			
(69-80) C			
(55-68) D		65	
(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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NOTTINGHAMSHIRE  
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