



Guide Price £325,000

ORCHARD ROAD | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 8JX

**BuckleyBrown**  
ESTATE AGENTS

GUIDE PRICE £325,000 - £350,000!...THE WOW FACTOR!...

Occupying a wonderful plot in a convenient area with a wealth of local amenities nearby and good transport links is this incredible three bedroom detached bungalow which stands proud and has been presented to an amazing standard inside and out! This home is a credit to its current owners and will certainly impress as soon as you step inside, so what are you waiting for? Let's head inside!

As you walk through the front door you will instantly feel at home and will be amazed to see how beautifully it has been decorated. One of the first rooms to catch your eye is the bright and spacious lounge, which boasts traditional features including coving and a ceiling rose which adds character. Not only that, this room also benefits from windows to the front and the rear, allowing for ample natural light to flood through and there is a set of French doors leading outside. The kitchen is just as impressive and comes complete with a range of modern units and cabinetry and there is a door leading nicely off here into the shower room for added convenience. The conservatory is of a brilliant size, with surrounding windows overlooking the garden and there is a set of doors leading outside, perfect for when you have family and friends over.

Moving on further you will find three spacious bedrooms which all complement each other well with modern fixtures and fixings and one has the added benefit of built-in wardrobes.

Outside will definitely tick that final box, with a lovely frontage and driveway providing ample off-street parking for added convenience and a well established garden to the rear which has been beautifully landscaped and is ready to be enjoyed by new owners! This home is too good to miss, so call now to arrange a viewing!





### Entrance hallway

With access to;

### Living Room 13'7" x 20'5"

With windows to both the front and the rear elevation, allowing for ample natural light to flood through

### Kitchen 8'10" x 15'7"

Complete with a range of modern gloss units and cabinetry, inset resin sink and drainer with work surface over, a range of integrated appliances for added convenience and there is a window to the rear elevation.

### Conservatory 9'7" x 16'7"

With surrounding windows overlooking the garden and patio doors to the side elevation leading onto the garden.

### Bedroom One 11'2" x 11'5"

With two built in wardrobes and a window to the front elevation.

### Bedroom Two 8'1" x 10'11"

With window to the rear elevation.

### Bedroom Three 8'11" x 10'11"

With window to the front elevation.

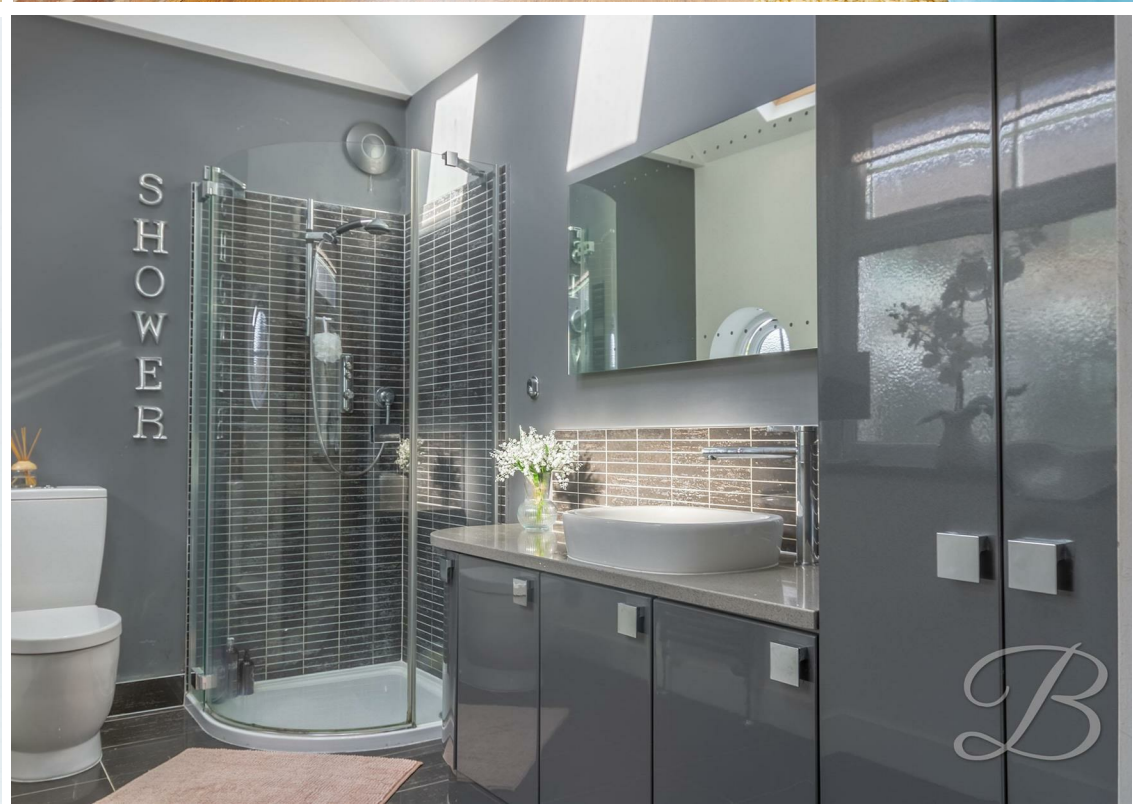
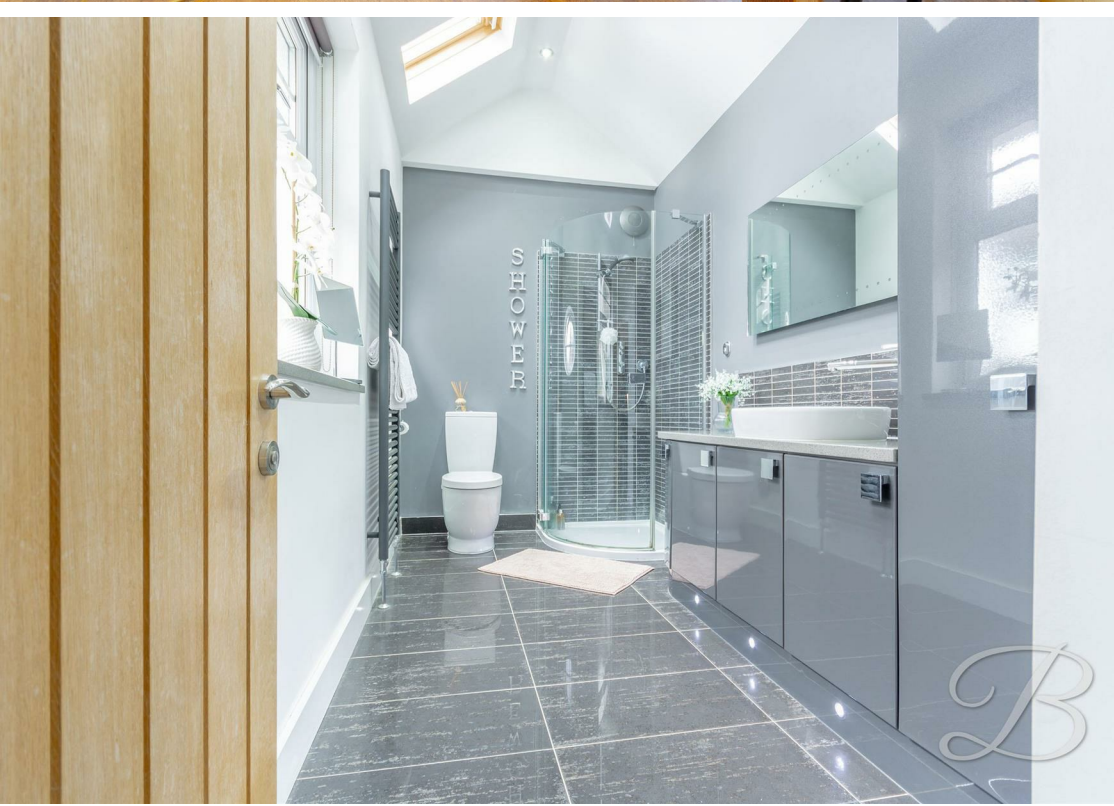
### Shower Room 6'0" x 11'2"

Complete three-piece suite with hand wash basin, low flush WC and enclosed shower. With windows to the side elevation. There is also a cupboard for additional storage.

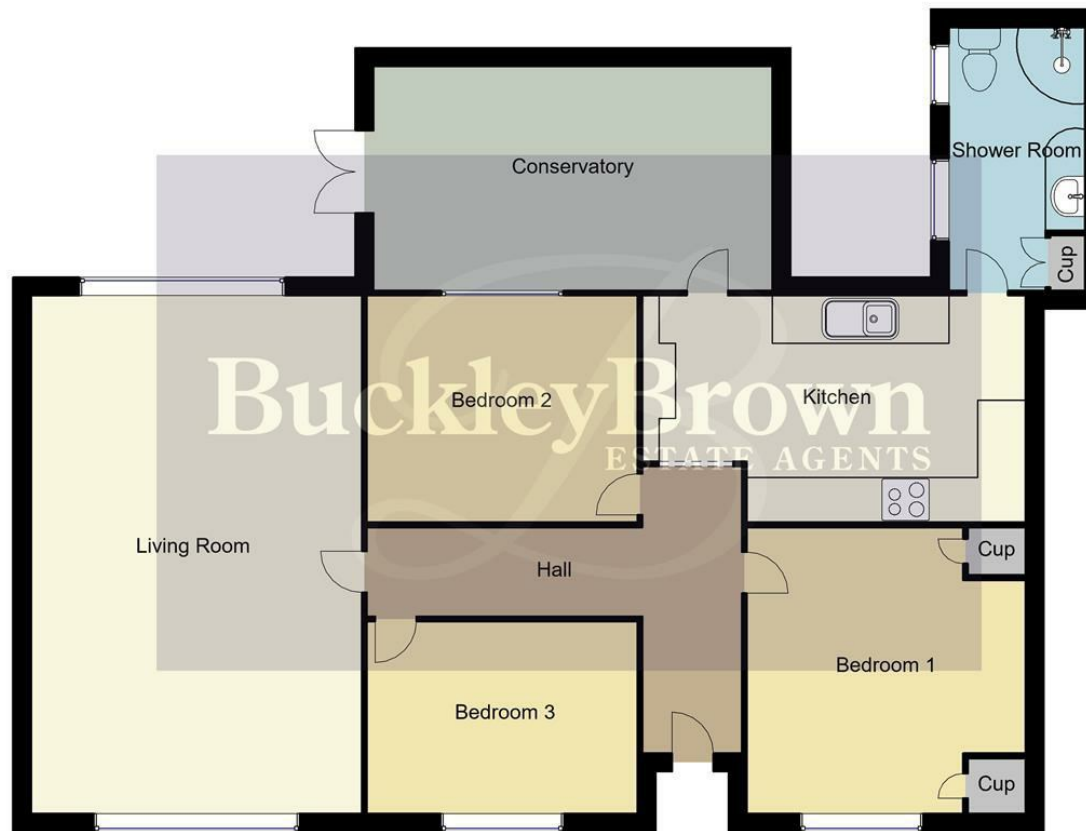
### Outside

With a spacious driveway to the front allowing for ample off-street parking and

neat lawn to the side with decorative slate borders and feature telephone box which is a lovely addition to this garden. The rear garden is mainly laid to lawn with fence and hedge surround offering a degree of privacy and features a decorative paved area and shed for additional storage.



Ground Floor  
99 sq.m / 1069.68 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.  
CC Ltd ©2018

**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>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

ORCHARD ROAD | KIRKBY-  
IN-  
ASHFIELD | NOTTINGHAM |  
NG17 8JX



BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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.

**BuckleyBrown**  
ESTATE AGENTS