



KINGSTON ROAD | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 8SP

**BuckleyBrown**  
ESTATE AGENTS

THE PERFECT FAMILY RESIDENCE!.. Nestled in a modern, picturesque cut-de-sac of Kirkby with easy access to local amenities, this four-bedroom, three-storey house is truly remarkable! Boasting a wonderfully spacious and modern internal layout, this property is perfectly suited to growing families looking for a place to call their own. Let's head inside..

Upon entry, you'll be greeted by a welcoming entrance hall with a conveniently located WC just to your left. The open-plan kitchen/diner boasts a range of attractive units, complemented by ample worktop space where you'll love cooking tasty meals. The utility room is just off the kitchen and provides space for a washing machine, perfect for doing the laundry!. Not to mention back door access from the utility which leads out to the garden. The living room is positioned just down the hall and is filled with natural light from the front window and French doors to the rear that offer convenient access to the rear garden – an ideal feature for those sunny summer days! There's also ample space for furnishings and homely touches.

The first floor accommodates three well-proportioned bedrooms, the second bedroom with its own private ensuite, and a lovely family bathroom comprising a three-piece suite where you can enjoy unwinding after a long day. The second floor reveals the master suite. This is a fantastic-sized bedroom which comes complete with an excellent en-suite facility for that added touch of luxury. What's not to love?

Heading outside, you will find a private lawn to the rear garden, a terrific space to host family BBQ's. The front comprises a driveway with space for off-road parking and a garage which provides ample storage, with a side door leading onto the garden. If this is the one for you, don't miss out! Call today to book a viewing!





#### Hall

With access to;

#### Dining Room 8'3" x 12'10"

With dual aspect windows.

#### Kitchen 9'0" x 12'10"

With vinyl flooring, modern cabinets and units with work surface over and an inset sink. Window to rear elevation.

#### Living Room 10'4" x 19'5"

With laminate flooring and window to front elevation. With french door access onto the rear garden.

#### Utility 6'0" x 5'8"

With window and door access to rear elevation.

#### WC

Including hand wash basin and low flush WC.

#### Landing 6'6" x 19'2"

With access to;

#### Bedroom One 27'3" x 19'5"

With three windows to front elevation and skylight window.

#### Ensuite 9'3" x 6'4"

Including a panel bath with shower over, hand wash basin and low flush WC. With a skylight window.

#### Bedroom Two 9'1" x 13'11"

With window to front elevation.

#### Ensuite 9'1" x 5'2"

Including a shower cubicle, hand wash basin and low flush WC. With window to rear elevation.

#### Bedroom Three 10'5" x 9'7"

With window to front elevation.

#### Bedroom Four 10'5" x 9'3"

With window to rear elevation.

#### Garage 21'5" x 18'0"

With space for ample storage.

#### Outside

With a well-Maintained lawn and fence surrounding to the rear and a garage with off-road parking to the front.





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) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</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			
England & Wales		EU Directive 2002/91/EC	

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