



ABBEY ROAD | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 7NX

BuckleyBrown
ESTATE AGENTS

A STAND-OUT DORMER BUNGALOW!!.. This modernised four/five-bedroom semi-detached bungalow stands beautifully in the desirable area of Kirkby-In-Ashfield, a short distance from the town centre, with a range of handy shops, amenities, and walking trails nearby. This property boasts instant kerb appeal, and offers a delightful blend of comfort and convenience, making it ideal for those looking for their forever home. Let's take a look inside..

Upon entry, you will be welcomed by the show-stopping kitchen/diner, featuring a range of contemporary cabinets and units with work surfaces above, not to mention the gorgeous island which comes installed with a breakfast bar and inset sink. There is also space for an American-style fridge freezer. From here you will find a utility room which is of brilliant size, perfect for ample storage and doing the laundry! Additionally, the ground floor features a spacious lounge, perfect for relaxing after a long day. The conservatory has been finished to a beautiful standard, with space for a dining room table and chairs, the perfect space for hosting family meals. The ground floor is complete with a modern family bathroom, decorated to a high standard with beautiful tiling and a fabulous freestanding bath!

Upstairs, you will find four well-sized bedrooms, three of which benefits from fitted cupboard space. The family bathroom can be found just off the Hall and complete with a three piece suite.

The garden really is generous and private, with an extensive lawn and lovely decking for alfresco dining. Perfect for inviting the whole family around and enjoying the sunny months together with a BBQ. To the front of the property is a low-maintenance slate front with a driveway for off-road parking. This is a move-in ready home which you can add your own stamp to. Call today to book a viewing!





Porch
With access to;

Kitchen/Dining Room 18'8" x 19'10"
With underfloor heating, a modern range of cabinets and units with an island. With integrated appliances and bifold doors to rear elevation.

Hall
With underfloor heating and access to;

Utility 9'5" x 13'9"
With underfloor heating, ample storage and window to side elevation.

Living Room 11'5" x 13'11"
With underfloor heating, window to rear elevation.

Conservatory 7'9" x 19'9"
With underfloor heating, french doors leading onto the garden.

Bathroom 7'1" x 12'2"
Including a four-piece suite with window to rear elevation.

Landing
With access to;

Bedroom One 7'1" x 21'1"
With window to front elevation.

Bedroom Two 11'5" x 13'0"
With window to rear elevation.

Bedroom Three 10'7" x 12'7"
With window to front elevation.

Bedroom Four 8'9" x 12'5"
With window to front elevation.

Bathroom 8'4" x 9'3"
With window to rear elevation.

Outside
With brand new top spec valiant heat pump system in for all heating needs which has 7 years warranty. Brand new roof/isolation and re-wire of electrics.





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. Specifically 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			85
(81-91) B		74	
(69-80) C			
(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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