



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

BuckleyBrown
ESTATE AGENTS

A BREATHTAKING DORMER BUNGALOW!!.. This fully 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 convenient 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 an incredible standard, with space for a dining room table and chairs, the ultimate space for hosting family meals. The ground floor is complete with a modern family bathroom, decorated to a high standard with stunning tiling and a fabulous freestanding bath!

Upstairs, you will find four well-sized bedrooms, two of which benefits from fitted cupboard space. The family bathroom can be found just off the hall and complete with 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 really is the definition of a turn-key home! Call today to book a viewing!





Entrance Hall

With tiled flooring and access to;

Utility 9'5" x 13'9"

With underfloor heating, fitted worktop and space for utilities.

Kitchen/Dining Room 18'8" x 19'10"

With premium touches, such as underfloor heating complimenting a modern range of cabinets and units, with a central island. Integrated appliances offer a luxurious and convenient touch to this space, finished with bifold doors to front elevation, allowing for a wealth of light to flood in.

Inner Hall

Tiled with continued underfloor heating and access to;

Bedroom 5/Office 6'10" x 9'5"

A versatile space, ideal for ground-floor living, to be utilised as a fifth bedroom or perhaps better suited as the perfect work-from-home office, with window to the side elevation.

Living Room 11'5" x 13'11"

A cosy space for the whole family, with underfloor heating, and window to rear elevation.

Conservatory 7'9" x 19'9"

Currently staged as a dining area, with underfloor heating and French doors leading out onto the garden.

Bathroom 7'1" x 12'2"

A truly stunning four-piece suite bathroom, with window to rear elevation. The perfect space to relax and unwind...



Landing

With access to;

Bedroom One 7'1" x 21'1"

A comfortable double room with windows to the front and side elevations.

Bedroom Two 11'5" x 13'0"

A second double room with window to rear elevation.

Bedroom Three 10'7" x 12'7"

Not one, not two, but three double bedrooms, with window to front elevation.

Bedroom Four 8'9" x 12'5"

Fourth and final double bedroom to the first floor, with window to front elevation.

Bathroom 8'4" x 9'3"

Fresh three-piece suite, comprising

shower cubicle, WC, and wash hand basin, with window to rear elevation.

Outside

To the front elevation, the property offers ample space for off-road parking with low maintenance frontage, setting it back from the road. The rear garden is mainly laid to lawn with a decking area for outdoor seating, power and lighting, and rear gate access. This space is fully enclosed and beautifully private.

Additional Information

With brand new top-spec valiant heat pump system, for all heating needs, with 7 years warranty. The current owner advises an approximate yearly cost of £750 to maintain a household temperature of 21-22degrees. Brand new roof/insulation 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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