



CHARTWELL ROAD | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 7HB

BuckleyBrown
ESTATE AGENTS

MAKE IT YOUR OWN!!... This three-bedroom detached bungalow is located in the convenient area of Kirkby-In-Ashfield. This property boasts a spacious and tasteful interior with a gorgeous garden. What's not to love? Let's take a peek inside..

The ground floor boasts incredible space. Starting with the fabulous-sized lounge area, the windows create a light and airy atmosphere, a few personal touches could create the perfect space for entertaining family and friends. Moving through to the kitchen/diner offers a range of units and appliances, making it simple to show off your culinary skills.

Just down the hall you will find three excellent-sized bedrooms, two of which offer built-in storage. The family bathroom can be found just next door and is complete with a three-piece suite.

The garden really is something special, well-maintained and private. This is the perfect setting for inviting the whole family around and enjoying BBQ's together! To the side hosts an impressive double garage with a WC for convenience, and parking for multiple cars. This property is just a few adjustments from becoming your dream forever home! Call today book a viewing!





Hall

With access to;

Living Room 15'2" x 23'6"

With dual aspect windows.

Dining Room 4'3" x 10'1"

With door to side elevation.

Kitchen 8'6" x 10'1"

Complete with a range of matching units and cabinetry, with complementary work surface over and inset sink.

Bedroom One 11'9" x 11'10"

With window to rear elevation.

Bedroom Two 11'9" x 11'10"

With window to rear elevation.

Bedroom Three 10'1" x 10'9"

With window to side elevation.

Bathroom 4'2" x 8'9"

With window to side elevation.

Outside

With a well-maintained lawn to the rear. Including a double garage a parking for multiple cars 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) A			82
(81-91) B			
(69-80) C		69	
(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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