



CARR GROVE | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 8QL

**BuckleyBrown**  
ESTATE AGENTS



PICTURE PERFECT!!.. This modern, spacious, and beautifully maintained detached home provides versatile family living in the convenient location of Kirkby-In-Ashfield. Standing proud in a terrific area, you'll find excellent shops and amenities, including schools and transport links all within easy reach, making this the perfect choice for growing families. The property itself has been kept to an exceptional standard throughout, and will instantly impress upon internal viewing. Let's head inside..

The ground floor welcomes you to an excellent living room, providing ample space for furnishings and homely touches that make it easy for you to add your own stamp. You'll love kicking off your shoes and relaxing here. The kitchen is just across the hall and wonderfully designed for those who love cooking! There's a range of modern units, quartz worktops and integrated appliances to utilise, along with open access through to the beautiful dining room. This incredible extension to the property provides a wealth of natural light, along with bi-folding doors that lead you seamlessly out to the rear garden, giving you that indoor-outdoor feel.

The first floor hosts four superb bedrooms, each of which offer lots of space and flexibility to add your own stamp. The master bedroom even benefits from its own fitted double wardrobe and access to a private en-suite facility for that added touch of luxury! The family bathroom can also be found just off the landing, perfectly catering to the needs of a busy household.

Heading outside, you will be equally impressed to find a lovely, low-maintenance, enclosed garden to the rear, featuring a patio seating area, artificial lawn, pergola, and a range of surrounding shrubs and trees. A fabulous setting to enjoy alfresco dining with family and friends! The front of the property also benefits from a private drive and detached garage, allowing space for both off-road parking and secure storage. What's not to love?





#### Entrance Hall

With tiled flooring, central heating radiator, stairs leading up to the first floor, and access into;

#### Living Room 10'3" x 15'9"

With a fitted log-burner, central heating radiator, window to the front elevation with fitted shutter blinds, and double doors leading into the dining room.

#### Kitchen 9'6" x 15'9"

Complete with an extensive range of modern, high-gloss units with complementary quartz worktop over, inset sink and drainer with mixer tap, integrated appliances including an eye-level electric oven, microwave, gas hob with extractor fan above, wine fridge, fridge and freezer. With space and plumbing for a dishwasher, tiled

flooring, under stairs storage cupboard, central heating radiator, downlights, window to the rear elevation, and open access through to;

#### Dining Room 7'4" x 15'6"

With underfloor heating, window to the side elevation, velux window, and bi-folding doors leading out to the rear garden.

#### WC

Complete with a low flush WC, hand wash basin, central heating radiator, and an opaque window to the front elevation.

#### Landing

With access to a part-boarded loft with lighting via pull down ladders, and access into;



#### Master Bedroom 8'9" x 12'7"

With laminate flooring, fitted double wardrobe, central heating radiator, downlights, window to the front elevation with fitted shutter blinds, and access into a private en-suite facility.

#### Master En-Suite 4'2" x 6'5"

Complete with a walk-in shower cubicle, low flush WC, vanity hand wash basin, tiled walls and flooring, and an opaque window to the side elevation.

#### Bedroom Two 9'1" x 10'4"

With central heating radiator, and window to the front elevation with fitted shutter blinds.

#### Bedroom Three 7'3" x 9'2"

With a central heating radiator, velux window, and window to the rear elevation with fitted shutter blinds.

#### Bedroom Four 6'5" x 7'3"

With a central heating radiator, and window to the rear elevation.

#### Bathroom 5'5" x 6'5"

Complete with a panelled bath with overhead shower, low flush WC, vanity hand wash basin, tiled walls and flooring, downlights and an opaque window to the rear elevation.

#### Outside

Featuring a private and beautifully maintained garden to the rear with a patio seating area, artificial lawn, pergola, surrounding mature shrubs and trees, and a surrounding fence for additional privacy. To the front of the property is a private driveway and detached garage (5.36 x 2.74), allowing space for both off-road parking and secure storage.





Ground Floor:  
57 Sq.M / 615.44 Sq.FT  
Approx.



First Floor:  
47 Sq.M / 508.90 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>			86
(81-91) <b>B</b>		75	
(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	



CARR GROVE  
KIRKBY-IN-ASHFIELD  
NOTTINGHAM  
NG17 8QL



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

**BuckleyBrown**  
ESTATE AGENTS

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.