



FYFIELD CHURCH STREET | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 8LE

BuckleyBrown
ESTATE AGENTS

CREATE YOUR NEXT CHAPTER!! We proudly present this charming detached bungalow, standing beautifully in the peaceful and picturesque area of Kirkby-In-Ashfield, Nottingham. Situated on a generous plot of 3/4 acres, this property offers a unique opportunity to enjoy the tranquility of a large outdoor space. The property is secured with electric gates, providing both privacy and security for you and your loved ones.

Upon entry, you will notice this property boasts two modern and spacious reception rooms, perfect for entertaining guests or relaxing with family, both with the view of a traditional log burner, and one of the lounges which offer the added bonus of a conservatory which is separated with bifold doors, allowing you to bask in natural light and enjoy the beauty of the surrounding landscape throughout the year. Whether you fancy a cosy evening in or a sunny afternoon tea, this conservatory is the perfect spot to unwind. The kitchen is truly stunning, comprising a range of contemporary cabinets and units offering a tasteful style. There is plenty of work surfaces to get creative when cooking family meals!

From the hallway, you will find four bedrooms, the master including it's own private dressing room and a modern ensuite with large French doors leading onto the garden. All of the bedrooms have been kept to a high standard and offer space for homely furnishings. You won't need to touch a thing! The bathroom provides a four-piece suite, accommodating the perfect tranquil setting to unwind!

Heading outside, you will find the breathtaking views and landscaped gardens steal the show! This property hosts a well-maintained and spacious lawn with a patio area, perfect for alfresco dining. Not to mention the stunning sheltered wooden gazebo with a seating area, perfect for evening drinks! The grand electric-gated entrance and large driveway really complete this gorgeous plot. Don't miss out on the chance to book a viewing today and step into your future home!





Hall

With access to;

Lounge

Including a feature log burner and a large window.

Sitting Room

Including a log burner with bifold doors accessing the conservatory.

Kitchen

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

Conservatory

Including windows surrounding and french doors leading onto the garden.

En-Suite

With a double shower, hand wash basin and low flush WC. With modern tiling, fixtures and fittings.

Bedroom One

With window offering ample natural light.

Bedroom Two

With window offering ample natural light.

Bedroom Three

With window offering ample natural light.

Bedroom Four

With window offering ample natural light.

Bathroom

Including a four piece suite with a window allowing natural light.

Outside

Including a lovely lawn with a patio area for alfresco dining. With wooden gazebo providing shelter and a spacious seating

area. The front provides a driveway and garage with ample parking for multiple cars.





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			79
(81-91) B			
(69-80) C			
(55-68) D		68	
(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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