



£275,000

NUNCARGATE ROAD | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 9AD


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PRACTICAL LIVING!.. This four bedroom detached bungalow is the type of property that really just fits the bill for those looking for a renovation! With a simple internal layout and spacious bedrooms, this property is one to make your own! Situated in Kirkby-in-Ashfield this home is in close proximity to transport links to surrounding areas, supermarkets and shops as well as superb green spaces!

Upon entry, you'll first be led nicely into the kitchen where you'll find a commodious space that benefits from an abundance of cabinet and worktop space which will make preparing and cooking your meals an easy process as well as built in dining space. Moving onto the cosy and spacious living area where you're presented with a gorgeous feature fireplace that really welcomes you into the room nicely. Not to mention the stunning views overlooking the countryside and Derbyshire Vales in the distance. What's not to love?

Step back into the hallway where you'll gain access to four generous sized bedrooms and a bathroom with overhead shower. One of the bedrooms also benefitting from a private WC. Another one of the bedrooms also currently lends itself as a handy study room, perfect if you work from home.

The outside space that this home has to offer certainly won't disappoint! To the front of the property you'll find a well-sized driveway alongside a private garage that adds great kerb appeal to the home. To the rear of the bungalow features a stepped terrace garden along with a summer house, fish pond and patio seating area. Is this the one for you? Call our friendly team now to arrange a viewing!





Kitchen 10'4" x 14'2"

Main entrance through the kitchen. Complete with a range of matching cabinetry and units, inset sink and drainer and integrated appliances. There are also decorative splashback tiles and a window to the front elevation.

Inner Hallway

With storage cupboard and further access to;

Living Room 10'5" x 24'11"

Fitted with a feature fireplace, ample furniture space and dual aspect windows to the front and side elevation.

Bedroom One 10'5" x 14'10"

With window to the rear elevation and access to a private WC.

WC

Fitted with a hand wash basin, low flush WC and a window to the side elevation.

Bedroom Two 7'9" x 13'1"

With a window to the side elevation.

Bedroom Three 7'9" x 11'5"

With window to the side elevation.

Shower Room 5'4" x 6'1"

Three piece suite comprising of a low flush WC, hand wash basin and bath with overhead shower.

Utility 6'1" x 8'9"

Complete with matching cabinetry and worktop space with inset sink and drainer and an external door to the side elevation. With further access to Bedroom four/study room.



Bedroom Four/Study 7'9" x 11'5"

With dual aspect windows to the side and the rear elevation.

Porch

Accessible from the rear external elevation with further access to the garage.

Garage 8'8" x 23'1"

With ample storage space and can be used to your own advantage.

Outside

With easy to maintain frontage, well established garden to the rear, shed and access to a private garage and off road parking. Additionally, you will find a summer house to use to your own advantage.





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(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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