



Offers In The Region Of £550,000 Freehold

357 DERBY ROAD | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 7RF

BuckleyBrown
ESTATE AGENTS

A RARE FIND!! We proudly welcome you to this excellent five-bedroom detached home. Positioned in a private six house gated development, this house is a true gem and offers a well-planned layout, a spacious rear garden and wonderful views. Let's take a look around..

Upon entry, you will be presented with the large entrance hall which leads us to the office. This room is perfect for those who work from home and offers flexibility to become a snug or playroom. Next, you will find the dining room, which offers space for a good-sized table and chairs. The living room is a very sociable setting with space for a sofa and other furnishings, including beautiful bi-fold doors and large windows overlooking the garden. This is the perfect spot to watch the sunrise with a morning coffee! Through to the kitchen, you will find matching cabinetry and units, integrated appliances, an inset sink and a large window allowing plenty of light to fill this space. The ground-floor is complete with a WC for added convenience.

Heading to the first floor, you'll discover the four wonderful bedrooms, two with the luxury of their own private ensuite and one with a closet to create your dream wardrobe! Just off the landing is the family bathroom, including a four-piece suite.

Moving to the second floor accommodates the large master bedroom, there is so much space here to get creative. The skylights create a bright and airy atmosphere. Not to mention the private ensuite, this floor is a tranquil space to unwind. This property would make the perfect home for any growing family!

Outside, the residence boasts a spacious and enclosed garden with a well-maintained lawn and patio seating area, perfect for BBQ's in the summer months. This could be a terrific space for family and friends to unwind. This property is located next door to a field which offers a sense of privacy with the added bonus of beautiful views from your window. Call today to arrange a viewing!





Entrance Hall

With access to;

Dining Room 12'5" x 13'10"

With oak flooring and window to front elevation.

Office 6'9" x 9'7"

Complete with fitted furniture comprising of desk, bookcase, cupboards, selves and filling drawers, Oak flooring and window to front elevation.

Living Room 15'2" x 19'5"

With windows to side elevation, multi fuel fire with granite hearth, Oak flooring and with bifold doors and single door to rear elevation.

Kitchen 10'10" x 12'5"

Complete with a range of wall and base units complimentary granite work surface over, space for a range style oven, integrated full size Miele fridge, Space and plumbing for dishwasher, space for wine fridge, tiled flooring and window to rear elevation.

Utility Room 5'9" x 6'10"

Complete with matching units with granite work surface over, stainless steel sink, space for tumble dryer and space and plumbing for washing machine.

First Floor Landing

With access to;

Bedroom Two 15'2" x 19'6"

With window to rear elevation. Including a closet for ample storage.

Ensuite 5'11" x 6'7"

Including a three-piece suite with a shower cubicle, hand wash basin and low flush WC. With window to side elevation.

Bedroom Three 10'9" x 15'8"

With windows to front elevation.

Ensuite 6'7" x 7'7"

Including a three-piece suite with a shower



cubicle, hand wash basin and low flush WC. With window to side elevation.

Bedroom Four 10'11" x 12'6"

With window to rear elevation.

Bedroom Five 10'5" x 11'11"

With window to front elevation.

Bathroom 6'9" x 7'7"

Including a four-piece suite with a shower cubicle, bath tub, hand wash basin and low flush WC, tiled flooring and walls and window to side elevation.

Second Floor

Bedroom One 20'9" x 26'8"

Fitted wardrobes and space for dressing room, Skylight windows to front and rear of the property.

Ensuite 9'3" x 10'5"

Including a three-piece suite with a shower cubicle, hand wash basin and low flush WC, tiled flooring and walls. With skylight window to rear elevation.

Outside

Including a well-maintained lawn and patio area to the rear. With the additional extras of a pond and a shed. Being located next to a field offers added privacy and wonderful views. The front of the property hosts a double garage which have electric doors and have the lofts boarded out for ample storage and a driveway with a total of five spaces for off-road parking.





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.
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) A			
(81-91) B		81	86
(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	

357 DERBY ROAD
KIRKBY-IN-ASHFIELD
NOTTINGHAM
NG17 7RF



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



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.