



Offers Over £280,000

GREENHOLME CLOSE | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 8AE

**BuckleyBrown**  
ESTATE AGENTS

A DREAMY BUNGALOW!.. Introducing this modern yet homely three-bedroom detached bungalow! This property has recently been refurbished to an exceptional standard, presenting spacious and light accommodation throughout. This home is low maintenance along with its gardens. It is located within Kirkby-In-Ashfield and nearby to a range of shops, amenities and excellent commuter links that make it easy to travel to neighbouring towns and cities. Lets take a look inside...

As we step inside you will be welcomed into the generous hallway which further leads into the kitchen area. This comes complete with white gloss units, marble effect worktops and decorative splash back tiles, including an integrated oven and built in appliances. Everything you need to cook meals for the family! Flowing through the concealed pocket doors, you will be greeted by an excellent living room, complimented beautifully by patio doors bringing the outside inside. You will also find two generous sized bedrooms with one benefiting from a private en suite. Completing this floor is a three piece family bathroom what's not to love? Not to forget the stunning Karndean flooring running throughout the ground floor.

Moving upstairs from the spacious hallway is the third bedroom which has the luxury of its very own built in wardrobes. As you can see this property has been kept to an immaculate standard and is a move-in ready home!

Heading outside, this bungalow comes with a south facing garden which has been professionally landscaped with patio and decked seating areas. Moving further you will find a stunning sun room and pergola. This property really is the whole package! To the front of the property also benefits from a private driveway that allows for ample off road parking. Call now to book a viewing!!





### Superb Large Entrance Hallway

With an anthracite grey half glazed entrance door, and a window to the side elevation, with grey slatted blind. This leads to the stairs to the first floor and to all the downstairs rooms.

### Kitchen 10'2" x 13'9"

Complete with a range of matching white gloss units under marble effect worktops and splashback tiles, inset 1 1/2 bowl sink, and integrated appliances. These include a washing machine, dishwasher, induction hob, double oven and extractor fan. Large patio doors with stylish pleated blinds open out into the garden. There are also pocket doors into the living room, creating a great flow.

### Living Room 15'2" x 15'4"

A large light and airy open space with full length windows and patio doors, again with stylish pleated blinds, leading out in the rear garden.

### Bedroom One 10'11" x 12'10"

Large picture window dressed with slatted binds to the front elevation, stylish column radiator, built in wardrobes and drawers.

### En Suite 7'9" x 4'4"

Four piece suite comprising of a wash hand basin over a stylish two drawer unit, low flush WC and bidet in white gloss, cabinets along with a modern power shower, behind a glass screen. A window to the side elevation. This room has beautiful designer tiles to the walls, along with a tiled floor with electric underfloor heating.

### Bedroom Two 8'9" x 12'10"

This spacious bedroom has a picture window dressed with slatted blinds to the front elevation, and a stylish column radiator.

### Bathroom 5'6" x 4'9"

A contemporary bathroom with a three piece suite including a double ended bath, vanity

basin and WC in grey gloss cabinets. With a window to the side elevation. The walls boast designer grey glass tiles. It also benefits from stylish flooring with electric underfloor heating

### On the first floor - Bedroom Three 14'0" x 15'4"

Has built in wardrobes, carpeted flooring and two large velux windows. This room has an excellent office space for those who work from home, with independent low cost electric heating, for total control.

### Sun Room

In the south facing rear garden; with power points, mini kitchen consisting of a sink and plumbing for a washing machine. This room also offers further space for other appliances such as a tumble dryer or fridge/freezer. The rear garden benefits from high fencing offering a good degree of privacy, six lantern lights and gated access to a public footpath leading to Portland Park and The Acre.

### Outside

To the front there is a walled and planted low maintenance garden with a private driveway, for off road parking. The whole bungalow is finished off with anthracite grey soffits and fascias with spot lighting. French doors lead from the kitchen and lounge onto a stylish decked area, and a paved area with planted trees, and a pergola and Sun Room.





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) <b>A</b>			85
(81-91) <b>B</b>		74	
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

GREENHOLME  
CLOSE | KIRKBY-IN-  
ASHFIELD | NOTTINGHAM |  
NG17 8AE



BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | [mansfield@buckleybrown.co.uk](mailto:mansfield@buckleybrown.co.uk) | [www.buckleybrown.co.uk](http://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.