



Offers Over £265,000

7 HOLLINWELL CLOSE | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 8NE

**BuckleyBrown**  
ESTATE AGENTS

WORTH THE WAIT!... This four bedroom detached home is located in Kirkby within close proximity of local schools and amenities and offers great transport links to Mansfield and surrounding area. This home offers the full package in our opinion as it has been finished to a loving standard, boasts ample off-street parking to the front, benefits from beautifully presented gardens to the front and the rear and the inside is just as impressive!

Upon entry you'll be welcomed through the porch into the lounge which is of great size and boasts a window to the front elevation allowing for plenty of light. Flowing from here is the dining room which has patio doors to the conservatory for convenience. The kitchen is just off the dining room and complete with a range of white units allowing for ample storage space. To complete the ground floor is a useful WC.

On the first floor you will find four well presented bedrooms and a shower room fitted with a suite in white. This home really must be viewed to appreciate both its spacious interior and desirable location and I can't see it being available for long so call now to arrange a viewing!





**Living Room 15'5" x 16'9"**

With carpet to flooring central heating radiator and window to the front elevation.

**Dining Room 8'9" x 11'4"**

With carpet to flooring, central heating radiator, window to the side elevation, coving and sliding doors leading into the conservatory.

**Conservatory 8'3" x 12'6"**

With carpet to flooring, surrounding windows and French doors leading outside.

**Kitchen 7'9" x 12'1"**

Fitted with neutral wall and base units, work surface, gas hob, extractor fan, integrated oven, plumbing for a washing machine, tiled walls and window overlooking conservatory.

**WC**

With low flush WC, radiator and window to the side elevation

**Bedroom One 10'5" x 12'11"**

With laminate flooring, fitted wardrobes, radiator and window to the front elevation.

**Bedroom Two 8'9" x 10'5"**

With carpet flooring, radiator, fitted wardrobes and window to the rear elevation.

**Bedroom Three 6'3" x 9'11"**

With carpet flooring, radiator and window to the front elevation.

**Bedroom Four 6'3" x 8'10"**

With carpet flooring, radiator, fitted wardrobes and window to the rear elevation.



**Shower Room 5'3" x 7'5"**

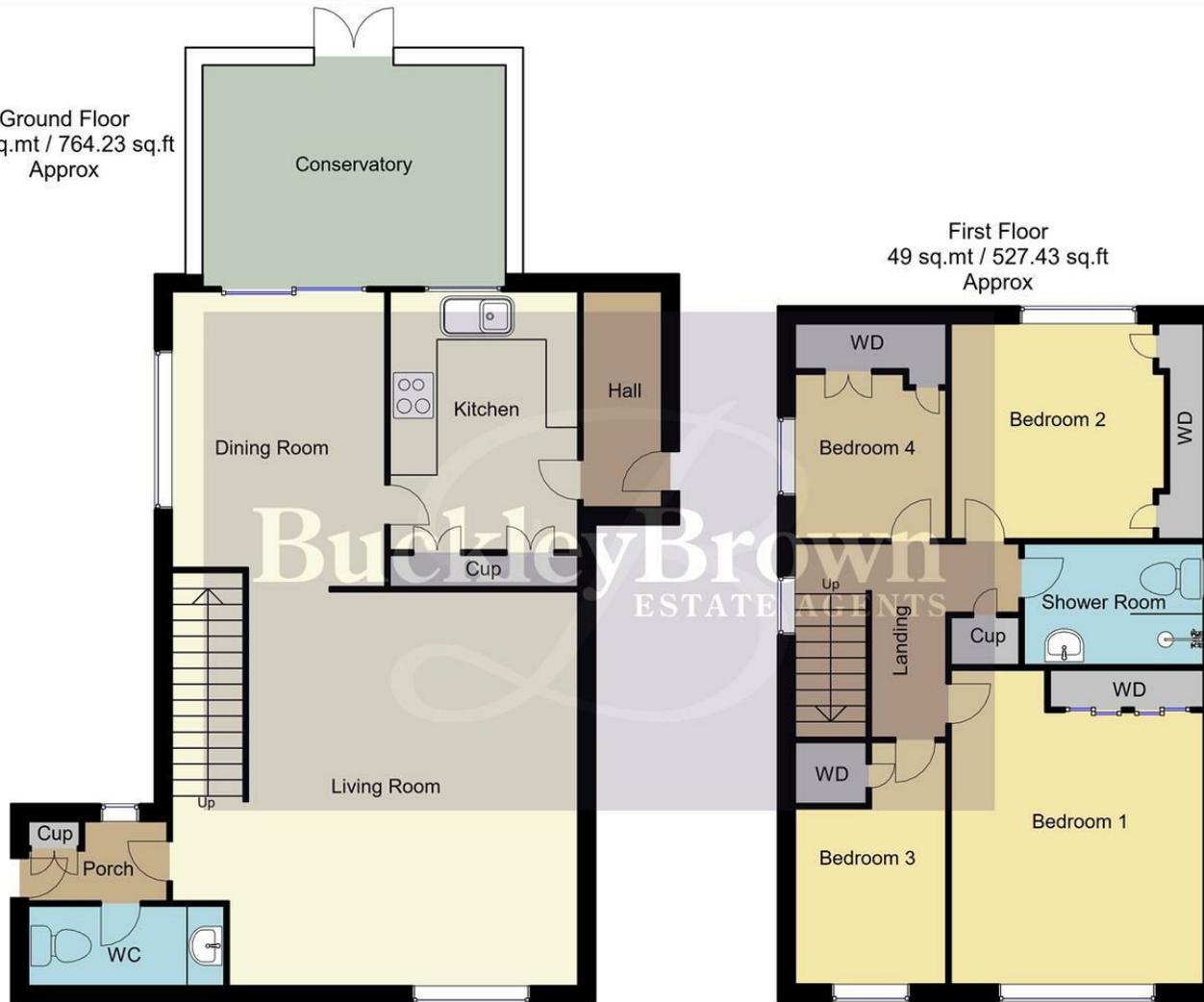
Fitted with a glass shower cubicle, low flush WC and hand wash basin. Finished with part tiled walls, laminate flooring and a window to the side elevation.

**Outside**

To the front of the property is a driveway allowing for ample off street parking and being surrounded by mature flowering borders. Leading through gated access is a detached sing garage and a pathway to the rear garden with maintained lawns and decorative borders.



Ground Floor  
71 sq.mt / 764.23 sq.ft  
Approx



First Floor  
49 sq.mt / 527.43 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. Specifically 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) <b>A</b>			86
(81-91) <b>B</b>		72	
(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	

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