



Guide Price £280,000

CHESTNUT AVENUE | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 8BB

BuckleyBrown
ESTATE AGENTS

**** GUIDE PRICE £280,000 - £290,000** WELCOME HOME!...** Here we have a spacious five-bedroom semi-detached home situated in the desirable area of Kirkby-in-Ashfield. Perfectly positioned near transport links, local schools, and just a short distance from the A38, this home offers convenience and accessibility.

As you approach the property, you'll be greeted by a gated entrance and a spacious block-paved driveway, providing ample parking space.

Step inside to find a welcoming living room with a bay window to the left, allowing natural light to flood the space. Adjacent is a generously sized sitting room featuring a traditional fireplace and sliding doors leading outside, offering plenty of space for furnishings and family gatherings. The kitchen is well-appointed with matching wall and base units, ample work surfaces, and French doors that open out to the garden, making it perfect for entertaining and everyday living. Completing this floor is a versatile bedroom, ideal for guests or as a home office.

This property is full of character and charm, making it the perfect home for growing families. On the first floor, you will find four additional bedrooms, two of which are equipped with fitted wardrobes, providing a great canvas to personalise to your taste. A large family bathroom completes this floor, fitted with a four-piece suite, including a separate enclosed shower.

To the rear of the property, there is a well-sized and enclosed garden, perfect for outdoor activities and relaxation. Additionally, there is a handy detached garage providing extra storage.





Living Room 12'9" x 11'0"
With carpet to flooring, central heating radiator, feature fireplace and bay window to the front elevation.

Sitting Room 12'9" x 18'9"
With carpet to flooring, central heating radiator, feature fireplace and sliding doors leading outside.

Kitchen 14'7" x 15'4"
Fitted with matching wall and base units, work surface, integrated oven, inset sink with a mixer tap above,

ceramic hob, extractor fan, tiled splash back, central heating radiator, window to the rear elevation and French doors leading outside.

Bedroom One 12'3" x 11'3"
With carpet to flooring, central heating radiator, fitted wardrobe and window to the rear elevation.

Bedroom Two 10'11" x 10'11"
With carpet to flooring, central heating radiator, fitted wardrobe and bay window to the front elevation.



Bedroom Three 7'5" x 15'5"
With carpet to flooring, central heating radiator and window to the front elevation.

Bedroom Four 6'11" x 14'2"
With carpet to flooring, central heating radiator and window to the front elevation.

Bedroom Five 7'1" x 7'6"
With carpet to flooring, central heating radiator and window to the front elevation.

Bathroom 14'7" x 7'11"
Complete with a panelled bath, low flush WC, wash hand basin, vanity storage, heated towel rail, enclosed shower and double opaque windows to the rear elevation.

Outside
With a gated entrance leading to a spacious block paved driveway. There is a well-sized and enclosed garden to the rear with a detached garage.



Ground Floor
75 Sq.mt / 807.29 Sq.ft
Approx

First Floor
59 Sq.mt / 635.07 Sq.ft
Approx

Garage
16 Sq.mt / 172.22 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) A | | | |
| (81-91) B | | | |
| (69-80) C | | 71 | 81 |
| (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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