



£485,000

SWIFTS VIEW | KIRKBY WOODHOUSE | NOTTINGHAM | NG17 9DX

BuckleyBrown
ESTATE AGENTS

LIVING IN LUXURY!! Prepare to fall head over heels with for this five bedroom family home which boasts incredible accommodation throughout. This detached property stands proud in a lovely residential setting with instant kerb appeal and a beautifully landscaped garden. Let's head inside..

Upon entry, you will be welcomed into the hallway where you will instantly get a great sense of space. Step into the lounge where you'll be greeted by a welcoming, homely space where you will just love spending your time relaxing in front of the TV! Flowing seamlessly through to the snug/diner, offering a lovely space to make your own. Next door you will find a study, this versatile room lends you space to create anything you desire. The live-in kitchen/diner is just next door and features an impeccable range of attractive wall and base units to utilise, along with high-specification integrated appliances! You'll find ample space for dining here along with a centre island/breakfast bar feature. Complemented beautifully with bifold doors to the side and rear opening to the garden, this a terrific space for entertaining! Furthermore, there's a useful utility room leading off from here, allowing you space and plumbing for additional appliances. Completing the ground floor is handy WC.

Step upstairs where you will only continue to be impressed with access to four incredible bedrooms, all of which are well-sized and have been lovingly maintained. Two of the bedrooms also benefit from en suites. What more could you ask for? The floor is completed nicely by the modern family bathroom, complete with an impressive four-piece suite where you can shower separate and unwind in a jacuzzi bath! Moving up to the second floor you will find another light and airy bedroom.

Outside presents an artificial lawn and patio seating area. To the front there is a garage which currently lends itself as a studio emphasising the opportunity to make this home your own. Call now to arrange a viewing





Entrance Hallway

With access to;

WC 4'0" x 5'2"

Fitted with a low flush WC and hand wash basin.

Studio/Garage 16'0" x 15'8"

Versatile space which currently lends itself as a studio and has therefore been boarded up. However this also provides the opportunity to be used as a garage for off road parking or additional storage.

Lounge 12'9" x 16'1"

Spacious room with a log burner stove, window to the front elevation and double doors leading through to the snug/dining room.

Sung/Dining Room 9'0" x 14'8"

Cosy room fitted with patio doors giving access to the rear garden.

Study 7'4" x 8'3"

Versatile space with a window to the rear elevation.

Kitchen 16'7" x 23'11"

Complete with a range of matching cabinets, inset sink and drainer, integrated appliances and a centre island/breakfast bar feature. This room offers ample furniture space along with stunning skylight windows and bi-folding doors to the side and rear creating a wonderful open plan space for entertaining.

Landing

With further access into;

Master Bedroom 12'4" x 12'9"

With carpeted flooring, central heating radiator, access to an en suite and a window to the front elevation.



En Suite 8'1" x 6'8"

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

Bedroom Two 12'2" x 9'0"

With carpeted flooring, central heating radiator, access to an en suite and a window to the rear elevation.

En Suite

Fitted with a hand wash basin, low flush WC and a double shower.

Bedroom Three 11'5" x 15'2"

With carpeted flooring, central heating radiator and a window to the rear elevation. This is the max measurements and the other part of the room measures (2.40 x 4.63)

Bedroom Four 20'3" x 8'11"

With carpeted flooring, central heating radiator and windows to the front elevation.

Bathroom 6'1" x 8'7"

Four piece suite comprising of a hand wash basin, low flush WC and jacuzzi bath with an overhead shower. Fitted with a window to the rear elevation.

Bedroom Five

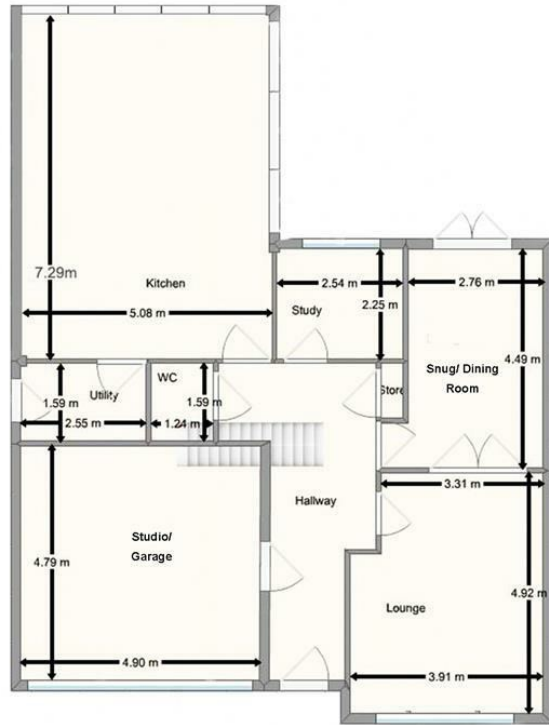
Versatile space fitted with carpeted flooring, central heating radiator, velux windows and eaves storage.

Outside

Low maintenance frontage with decorative gravel area, driveway and garage. The rear garden is generous and enclosed with an artificial lawn, patio seating area and fence surround.



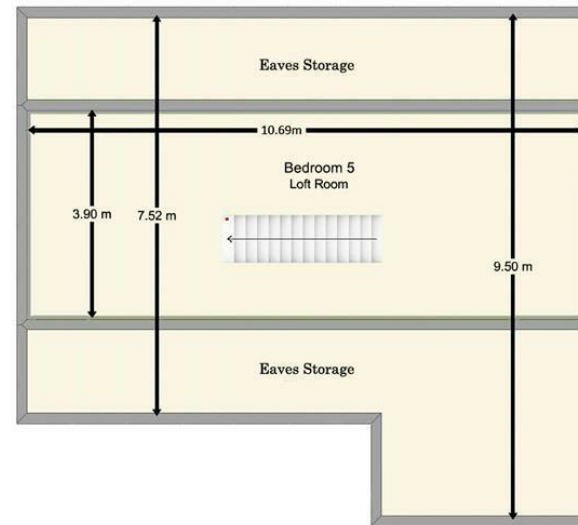
Ground Floor



First Floor



Second Floor



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		80	85
(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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