



Offers Over £125,000 Freehold

WALESBY DRIVE | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 7PD

BuckleyBrown
ESTATE AGENTS

STEP ONTO THE LADDER... This amazing three bedroom semi detached home is perfect for first time buyer, families or investors alike! Positioned a short drive from the M1 and with local amenities and schools close by, it ticks so many boxes!

Let's head inside where you will firstly be welcomed through the entrance hallway and into the bright and spacious lounge diner, featuring a beautiful feature fireplace as the main focal point this room is perfect for those cosy winter nights in. The dining area has been well presented and offers a great space for when you have family and friends over. The kitchen comes complete with a range of matching cabinets and has an entrance door to the side elevation for convenience. To complete the ground floor is a useful downstairs WC.

The first floor hosts three well appointed bedrooms, together with a wonderful family bathroom fitted with a suite in white. Outside complements this home well with generous sized gardens with the front being mainly laid to lawn and access around to the impressive and enclosed rear garden. We expect this property to be popular and suggest early viewing!





Entrance Hall

With carpet flooring, uPVC entrance door, radiator and access to;

Kitchen 8'8" 9'6"

Complete with a range of wall, base and drawer units and matching work surfaces above. There is a stainless steel sink and drainer unit along with space and plumbing for a freestanding cooker, under fridge and washing machine. With part tiled walls, radiator, uPVC entrance door and a window to the rear elevation.

Living / Dining Room 11'0" 26'0"

With carpet flooring, dual aspect

windows to the front and rear elevation, gas fire inset with a surround and a central heating radiator.

Downstairs WC

With low flush WC and a hand wash basin.

Bedroom One 9'3" 12'5"

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

Bedroom Two 9'6" 11'1"

With carpet flooring, radiator, storage cupboard and a window to the rear elevation.

Bedroom Three 7'8" 9'5"

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

Bathroom 5'5" 7'5"

Complete with a three piece bath suite including a panelled bath with an electric shower overhead, low flush WC and a hand wash basin. Finished with part tiled walls and a window to the rear elevation.

Outside

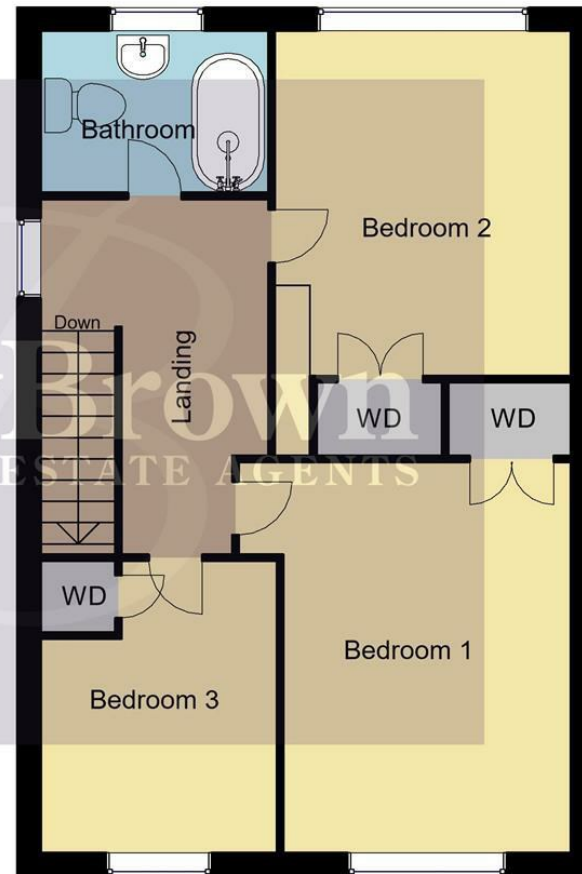
The front of the property offers lawn with mature flowering borders and fruit trees. The rear is enclosed which is mainly laid to gravel with concrete paved patio areas.



Ground Floor
44 sq.mt / 473.61 sq.ft
Approx



First Floor
44 sq.mt / 473.61 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			87
(81-91) B			
(69-80) C		71	
(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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