



Offers Over £230,000

SORREL DRIVE | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 8RW

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A LOVELY FAMILY HOME! This three-storey three bedroom home is pleasantly situated in the sought after location of Kirkby-In-Ashfield. The property offers a well-planned layout, with neutral decor throughout. There are great transport links nearby, not to mention being ideally located close to local amenities and schools, making it a perfect family home!

As you walk through you will first of all find the light and airy entrance hall which leads to the living kitchen/dining room, hosting a great area for entertaining with plenty of room for you to enjoy with family and friends. The kitchen comes fitted with a range of matching cabinets and units, with work surface and an inset sink. There is also ample space for a dining room table, great for hosting dinner parties! not to mention the patio doors opening to the garden. Completing the ground floor is a handy WC. Impressed so far? Let's head upstairs where the excitement will continue!

Heading up to the first floor, you will be met with a spacious living room with multiple windows allowing a wealth of natural daylight to flow through. The landing in-turn provides access to the first bedroom.

The second floor leads to two additional bedrooms, the master also benefits from built in wardrobes and an en suite. This floor also presents you with a modern family bathroom comprising of a three piece suite.

Outside provides an enclosed garden with a well-maintained lawn along with a decked seating area. This space is of a brilliant size, perfect for hosting BBQ's in the summer months. The front offers a garage and private driveway. Like what you see? Call now to arrange a viewing!





#### Entrance hall

With a window to the front elevation. With access to;

#### WC

Complete with tiled flooring, WC, Wash hand basin and a window to the front elevation.

#### Kitchen/Dining 14'11" x 22'7"

Complete with a range of matching units and cabinetry, with complementary work surface. Including two fitted storage cupboards. Central heating radiators, integrated oven and patio doors leading to the back garden. Two small windows to the rear elevation.

#### Landing

With access to;



#### Living room 13'2" x 14'11"

With carpeted flooring, two windows to rear elevation. Central heating radiators.

#### Bedroom Three 8'10" x 12'5"

With carpeted flooring, window to front elevation and a central heating radiator.

#### Bedroom one 9'1" x 15'5"

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

#### En-suite 5'7" x 6'9"

Complete with a walk in, over head shower, low flush WC and a hand wash basin.

#### Bedroom two 10'2" x 14'11"

With carpeted flooring, central heating radiator. Double window to front elevation.

#### Bathroom 5'7" x 6'9"

Complete with a bath, low flush WC, hand wash basin and a window to the side elevation.

#### Garage

Accessible from the front elevation.

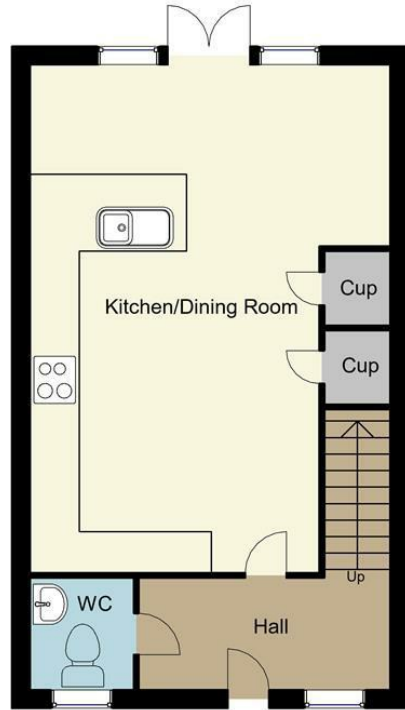
#### Outside

Low maintenance frontage which allows space for off road parking along with a garage. To the rear, the garden is mainly laid lawn with a patio seating area and fence surround.





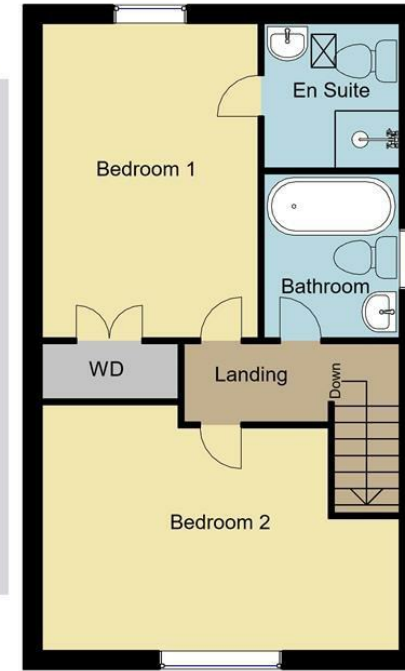
Ground Floor  
54 sq.mt / 581.25 sq.ft  
Approx



First Floor  
38 sq.mt / 409.02 sq.ft  
Approx



Second Floor  
38 sq.mt / 409.02 sq.ft  
Approx



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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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		83	
(69-80) C			
(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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