



£160,000 Freehold

29 ROWAN DRIVE | | KIRKBY-IN-ASHFIELD | NG17 8FT

**BuckleyBrown**  
ESTATE AGENTS



COMFORTABLE LIVING!... Welcome to Rowan Drive—your potential dream home awaits! Situated in Kirkby-In-Ashfield this property is situated close to transport links, schools, shops and amenities. This charming semi-detached house features a fantastic layout ideal for entertaining guests or enjoying quiet family moments. Let's head inside...

Upon entry you will be welcomed into the hallway leading from here is the living room. This room has a beautiful bay window which allows light to flood through and a focal fireplace giving a cosy ambience. Through double doors you will find the dining room, this has double doors leading outside and provides views over the garden for you to enjoy. Next there is the kitchen which has a range of cabinatary and ample worksurface to cook up your favourite meals. Finishing this floor is a handy w.c!

On the first floor you will find three good sized bedrooms giving ample space for everyone to relax. You will also find a family bathroom comprising a white three piece suite.

Parking is a breeze with space for two vehicles. To the rear is a private garden which is mostly laid to lawn and boasts a patio seating area!

Whether you're a first-time buyer embarking on a new journey, a growing family in search of extra room, or an investor looking for their next property, this property is tailored to meet your needs.

Make Rowan Drive your new address and start building the life you've always dreamed of, call now to arrange a viewing!





#### Entrance Hall

With stairs to first floor accommodation, storage cupboard and giving access to;

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

Complete with a range of wall and base units with complimentary work surface over, integrated oven with electric hob and extractor hood over, inset sink and drainer with mixer tap over, space and plumbing for washing machine, window to rear elevation and door leading outside.

#### Dining Room 9'7" x 11'6"

With carpet flooring, gas fire, radiator, patio doors leading outside, double doors through to the living room.

#### Living Room 11'6" x 15'5"

With a large bay window to front elevation,

carpet flooring, focal fireplace housing gas fire and radiator.

#### Downstairs Cloakroom 5'11" x 10'3"

With low flush w.c and window to rear elevation.

#### First Floor Landing

Giving access to;

#### Bedroom One 10'8" x 12'8"

With carpet flooring, window to rear elevation and radiator.

#### Bedroom Two 10'8" x 11'10"

With carpet flooring, window to front elevation and radiator.

#### Bedroom Three 7'3" x 8'6"

With laminate flooring, window to front elevation and radiator.



#### Bathroom 7'5" x 8'7"

Comprising of a matching three piece suite including panelled bath, low flush w.c, pedestal wash hand basin, half tiled walls, laminate flooring, storage cupboards, window to rear and side elevation and radiator.

#### Outside

To the front of the property is a low maintenance paved driveway which provides off street parking. To the rear of the property there is a private garden which is mostly laid to lawn and boasts a patio seating area!







Ground Floor  
55 sq.mt / 592.01 sq.ft  
Approx

First Floor  
46 sq.mt / 495.14 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 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. Specially no guarantee is given on the total square footage of the property if quoted on this plan.  
CC Ltd ©2018

**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			82
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



29 ROWAN DRIVE  
KIRKBY-IN-ASHFIELD  
NG17 8FT



BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | [mansfield@buckleybrown.co.uk](mailto:mansfield@buckleybrown.co.uk) | [www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)



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.