



Guide Price £280,000

GRATTON COURT | KIRKBY-IN-ASHFIELD | NG17 8QA

BuckleyBrown
ESTATE AGENTS

**** GUIDE PRICE £280,000 - £290,000 ****

A PERFECT FAMILY HOME!!...This four bedroom detached house is located in the heart of Kirkby in Ashfield and nearby a range of handy shops and amenities. This property offers a brilliant layout and garden making it ideal for those looking for their forever home. Let's take a look inside..

Upon entry, you'll be welcomed to a lovely dining room which offers a blank canvas to add your own stamp. Through to the spacious kitchen, You will find a range of high gloss cabinets with complimentary work surfaces over, an inset sink and integrated appliances. Not to mention the space for additional appliances and a double fridge. Moving on to the living room you'll find a beautiful large box window making it bright and airy looking out onto the rear garden.

Onto the first floor you will find four spacious bedrooms. Two of the four bedrooms come with built in wardrobes offering ample storage space yet also room to put your own stamp! The main bedroom has the luxury of its own en suite! Finally the main bathroom completes the floor, and is fitted with a three-piece suite with an overhead shower over the bath. This is a tranquil space to relax and unwind.

Heading outside, the super private garden accommodates a well-established lawn a patio perfect for alfresco dining on the summer nights. To the front offers a garage with ample storage space and handy off road parking on the driveway for two cars. Call now to book a viewing!





Hall

With entrance to;

Dining Room

Spacious dining room with laminate flooring, central heating radiator and a window to the front exterior.

Living Room 11'10" x 11'10"

Homely Living room with stunning bay window, laminate flooring, central heating radiator and ample space for your desired furniture.

Kitchen 11'10" x 11'11"

High gloss cabinets with ample worktop space over the top. An integrated oven and extractor fan, room for a double fridge freezer and tiled splash back around the cupboards, and inset sink and a window to the back elevation.

Wc 6'4" x 17'9"

Low flush WC and a hand wash basin.

Landing

Access to all bedrooms and bathrooms.

Bedroom One 11'11" x 12'0"

This bedroom has carpeted flooring, a built in wardrobe with central heating radiator and two windows to the front elevation. This room also has its own en-suite.

En suite

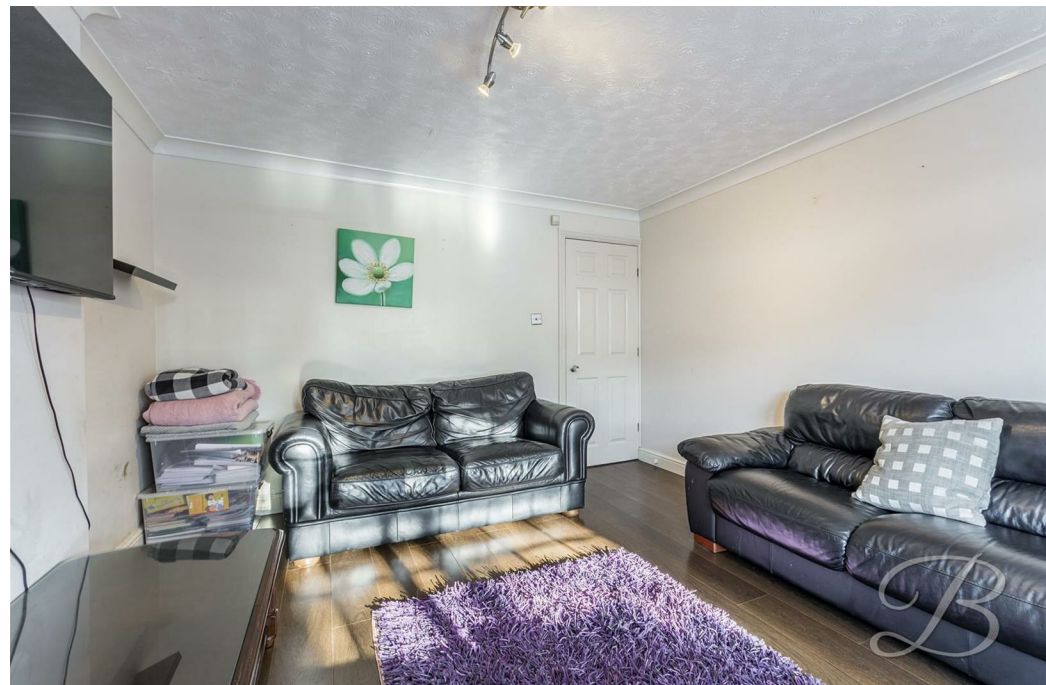
Three piece en-suite with built in shower, hand wash basin and low flush WC.

Bedroom Two 11'10" x 11'10"

With a built in wardrobe with central heating radiator with a bay window to the back elevation.

Bedroom Three 6'5" x 6'8"

With a built in wardrobe with central heating radiator with a bay window to the back elevation.



Bedroom Four

Carpeted bedroom with ample room for your desired furniture, central heating radiator and a two windows to the front elevation.

Bathroom

Three piece en-suite with a low flush WC, a bath with an overhead shower and a hand wash basin.

Garage 9'1" x 16'2"

With access from the front exterior and also the hallway, with ample storage space.

Outside

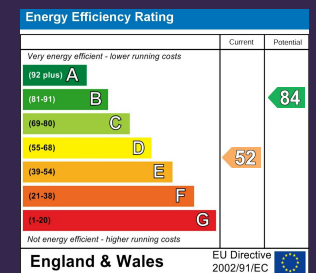
Well maintained rear garden with a lawn and patio. There is a garage to the front with and a drive with off road parking.



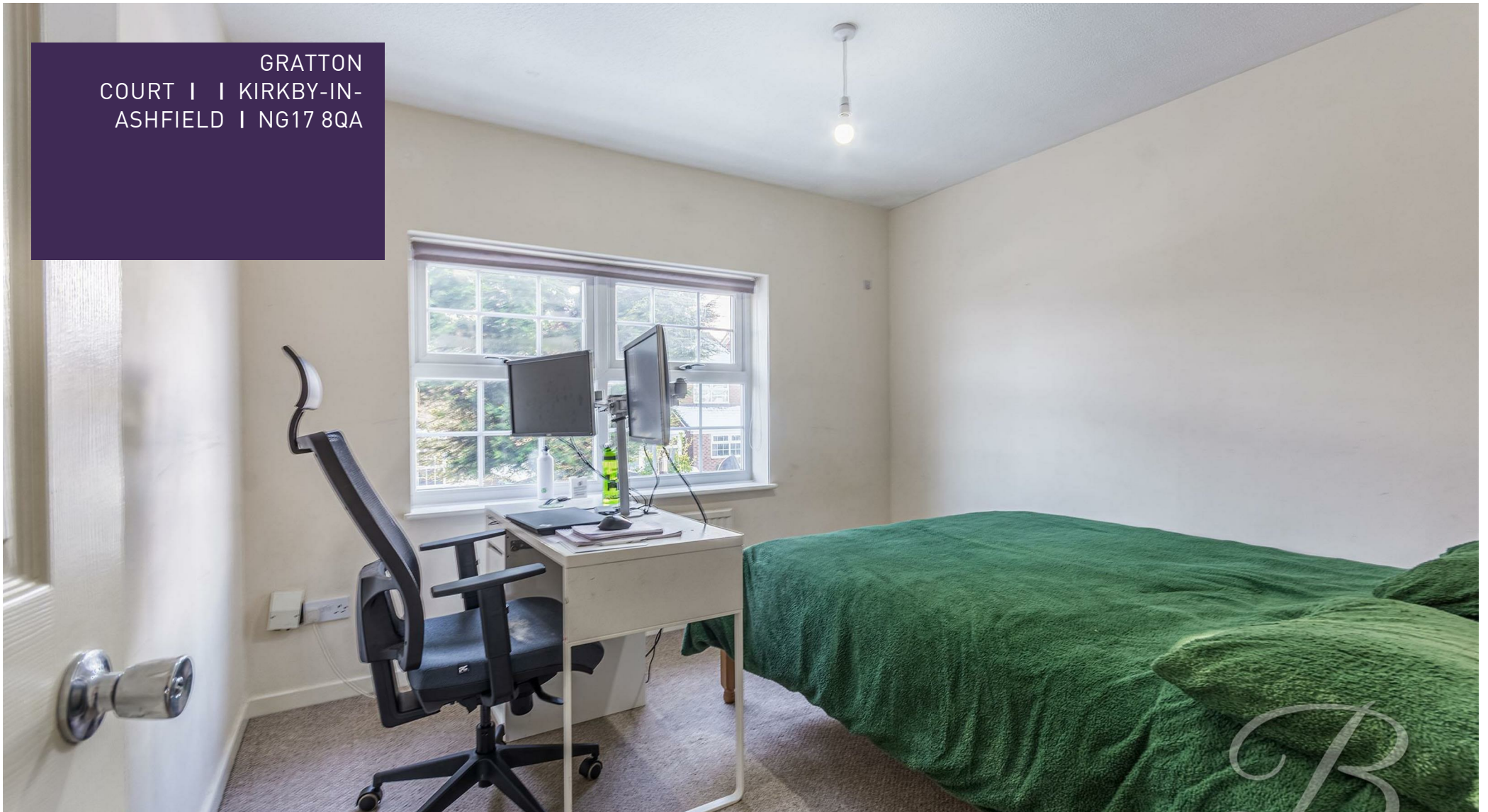


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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.



GRATTON
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