



£350,000 Freehold

11 NEST AVENUE | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 7LU

BuckleyBrown
ESTATE AGENTS

**** GUIDE PRICE £350,000-£360,000****

SITTING PRETTY!... This charming detached dormer-bungalow is currently up for sale and presents itself in immaculate condition. The property boasts a generous size plot and benefits from a front and rear garden, providing the perfect space for children to play or for entertaining guests.

Inside, the property continues to impress. Upon entering, you are greeted by a welcoming reception room, featuring a bay-fronted lounge with a multi-fuel burner, perfect for cozy evenings in. The spacious kitchen/diner is a real highlight of this property. It is equipped with a central island, ample space for dining, and a utility room. The kitchen also provides direct access onto the rear garden, allowing ease of indoor-outdoor living.

The four bedrooms are well-proportioned, with three of them being doubles. The first bedroom is a double and features built-in wardrobes and an en-suite, situated on the first floor. The second bedroom is also a double and comes with built-in wardrobes, also located on the first floor. The third and fourth bedrooms are situated on the ground floor, with bedroom three featuring built-in wardrobes.

The property also boasts three bathrooms. The first bathroom is a family bathroom on the ground floor, featuring a separate bath and shower. The second is a ground floor shower room, and the third bathroom is an en-suite.

The location is highly sought after, with easy access to public transport links, local amenities, green spaces, and it's near to the town centre. This property offers a wonderful blend of comfort, convenience, and character.

This is too good to miss. Get in touch to register your interest!





Hall

With a central heating radiator, and a useful storage cupboard. There are stairs rising to the first floor. Doors provide access into;

Living Room 16'2" x 14'0"

The lounge provides a cosy feel, with the focal point being the feature fireplace housing a multi-fuel burner. With a bay window to the front elevation and a central heating radiator.

Kitchen/Dining Room 14'0" x 19'0"

The kitchen is fitted with an attractive range of wall and base units with sink and drainer set into to work surface. There is also a central island which provides additional storage, and serves as a designated cooking area. There are a range of integrated appliances which include a gas hob, and an electric double oven. The kitchen also lends itself nicely as a dining room, as there is ample space for a dining table and chairs, making this the perfect spot for entertaining family and friends. With a window to the side

elevation, window to the rear elevation, and two doors which provide access onto the rear garden for convenience.

Utility Room 8'5" x 9'3"

Fitted with a range of wall and base units with sink and drainer set into work surface. There is space and plumbing for a washing machine, and further space for a fridge/freezer. With a Velux window and a central heating radiator.

Bedroom Three 12'0" x 12'5"

With a window to the front elevation, a central heating radiator, and fitted wardrobes.

Bedroom Four 9'7" x 11'9"

With a window to the rear elevation, and a central heating radiator.

Shower Room 5'6" x 6'0"

Fitted with a low level WC, vanity hand wash basin, and corner shower cubicle. With an opaque window to the side elevation, and a central heating radiator.

Bathroom 4'7" x 8'10"

Fitted with a low level WC, twin vanity hand wash basin, corner shower cubicle, and a panelled bath. With an opaque window to the side elevation, and a central heating radiator.

Landing

With a central heating radiator, and a useful storage cupboard. Doors provide access into;

Bedroom One 11'7" x 13'11"

With a window to the front elevation, a central heating radiator, and fitted wardrobes. There is also an en-suite facility.

En-Suite 4'1" x 7'4"

Fitted with a low level WC, pedestal hand wash basin, and a panelled bath with shower over. With a Velux window and a central heating radiator.

Bedroom Two 8'7" x 16'5"

With a window to the front elevation, a central heating radiator, and fitted wardrobes.

Outside

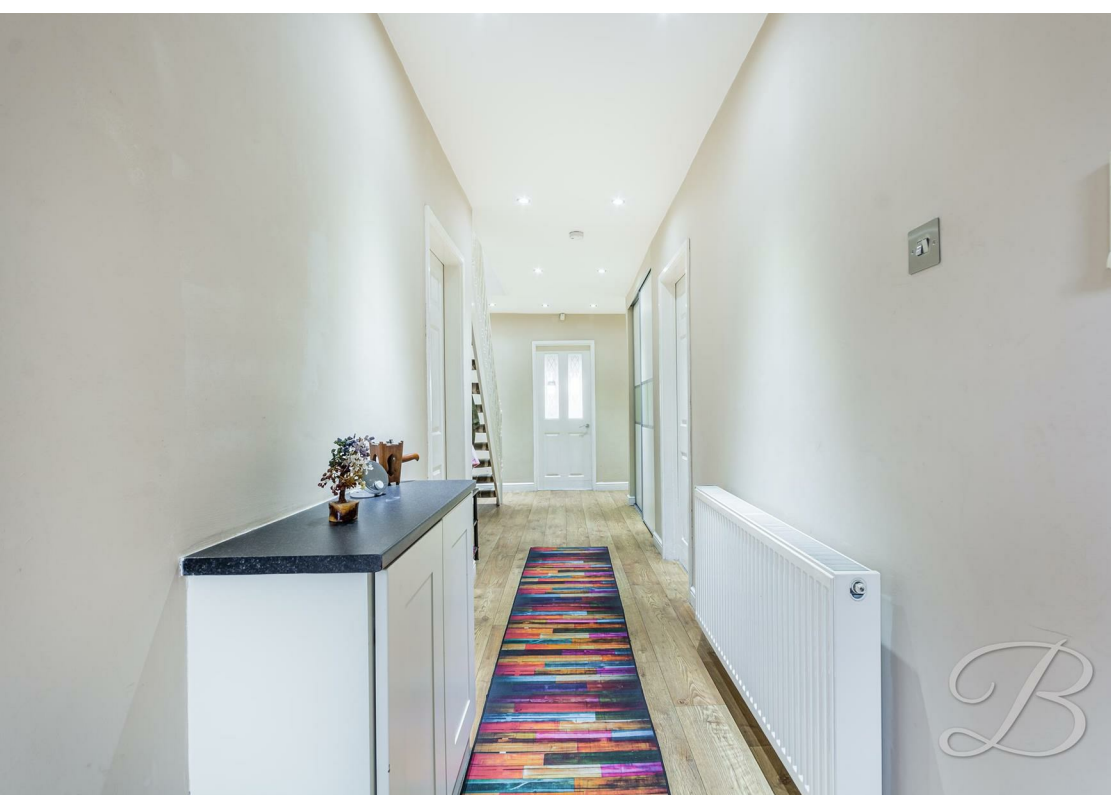
The property stands proud, occupying a generous plot with gardens to the front and rear elevation. There is a driveway allowing for off-street parking, which in turn provides access to the garage. The front garden is mainly laid to lawn. The rear garden is enclosed, featuring a patio area with a pergola, with the rest being mainly laid to lawn, perfect to enjoy during those Summer days!

Garage 9'3" x 22'7"

With three Velux windows, two window to the side elevation, and access into the utility room.

Storage Room 5'10" x 9'3"

Accessed externally. This provides a convenient space for all of your storage needs.





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 purchaser. 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			81
(81-91) B		69	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
England & Wales		EU Directive 2002/91/EC	

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