



Offers Over £325,000

1 WILSON AVENUE | | KIRKBY-IN-ASHFIELD | NG17 8AZ

BuckleyBrown
ESTATE AGENTS

MOVE ON IN!

This beautifully designed three-bedroom detached bungalow, located in the highly sought-after area of Kirkby-in-Ashfield, combines luxury, style, and functionality in one stunning space. Offering spacious, modern living, this property is perfect for those looking for a move-in-ready home.

At the heart of the home is the impressive open-plan kitchen, dining, and living area. The kitchen is fully equipped with matching cabinetry, sleek worktops, and a convenient breakfast bar, creating an elegant and practical space. The room offers ample space for a dining table, chairs, and a comfortable sofa, making it ideal for both relaxed family living and hosting guests. Bi-folding doors seamlessly connect the indoors to the garden, while a skylight floods the space with natural light, creating the perfect bright and airy atmosphere to relax and unwind. Just off the kitchen, you'll find the utility room, a highly functional space offering extra storage and workspace.

The bungalow boasts three generously sized bedrooms, with the master bedroom benefiting from its own en-suite facility, providing both privacy and convenience. The main bathroom is stylish and modern, featuring a three-piece suite that includes a bath with an overhead shower.

Heading outside, the property features a spacious driveway, offering ample off-road parking and easy access to the garage. At the rear, the garden is a true low-maintenance retreat, designed for effortless enjoyment. An artificial lawn ensures lush greenery all year long, while a decked area provides the perfect spot for lounging or unwinding. The patio seating area is ideal for alfresco dining or hosting guests, creating a fantastic space for entertaining. The garden is fully enclosed with secure fencing, ensuring both privacy and peace of mind, making it a private oasis for outdoor living.

call today to book a viewing!!!





Entrance Hall

Complete with laid wooden flooring, central heating radiator and surrounding doors providing access into;

Living/Kitchen/Dining Room 27'10" x 13'5"

This bright and spacious open-plan kitchen, dining, and living area is perfect for modern living. The kitchen is fully equipped with matching cabinetry, sleek worktops, and a breakfast bar. It features an inset sink, integrated eye-level oven, and an induction hob with a hood over. The space offers ample room for a dining table, chairs, and a sofa. Bi-folding doors open to the garden, and a skylight adds plenty of natural light, making this area ideal for both everyday living and entertaining. With a door providing access into the utility room.

Utility Room

This practical utility room offers additional storage and workspace, with the added benefit of a door to the side elevation, providing easy access to the outside.

Bedroom One 12'0" x 11'11"

Complete with carpeted flooring, central heating radiator and a bay window to front elevation. This room further benefits from its own en-suite facility.

En-suite 4'6" x 6'6"

Complete with a modern three piece suite including a walk in shower, low flush WC and hand wash basin.

Bedroom Two 12'0" x 12'0"

Complete with carpeted flooring, central heating radiator and a bay window to front elevation.



Bedroom Three 9'11" x 11'11"

Complete with carpeted flooring, central heating radiator and a window to the side elevation.

Bathroom 6'11" x 6'11"

Complete with a modern three piece suite including a bath with an over head shower, low flush WC and hand wash basin.

Outside

The front of the property boasts a large driveway, providing ample off-road parking and access to the garage. At the rear, the garden is designed for low maintenance, featuring an artificial lawn for year-round greenery, a decked area perfect for outdoor relaxation, and a patio seating area ideal for dining or entertaining. The garden is fully enclosed

with surrounding fences, offering privacy and a secure space for outdoor living.





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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	
England & Wales		EU Directive 2002/91/EC 

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