



£1,650 Per Month

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

BuckleyBrown
ESTATE AGENTS

TOO GOOD TO MISS!.. Boasting an incredible FIVE bedrooms, together with a beautifully maintained and spacious interior, stands this exceptional property located in the popular and highly convenient area of Kirkby-In-Ashfield. Boasting a wealth of modern fixtures and features, this family home benefits from two reception rooms, along with a beautifully maintained rear garden perfect for making memories! You'll also find an array of handy shops and amenities nearby. Like what you hear? Keep on reading..

The ground floor welcomes you to an impressive kitchen, complete with a superb range of modern wall and base units to utilise, along with high specification integrated appliances. A fantastic spot to show off your culinary skills and cook up tasty meals for the whole family. There's a separate dining room just across the hall perfect for enjoying sit down meals or entertaining guests, and you're lead nicely from here into the lounge area. The living space provides a comfortable and homely setting to put your feet up and benefits from a wealth of natural light that flows through beautifully. You'll gain access to the rear garden from here via French doors, perfect for taking advantage of in the summertime! Completing the ground floor is the handy WC.

The first floor hosts five excellent bedrooms, all of which have been kept to an exceptional standard throughout. Two of the rooms even benefit from their own stylish ensuite facilities, whilst the family bathroom can be found just off the landing and is complete with a three piece suite where you can enjoy a relaxing bath.

To the rear is a beautifully landscaped garden with artificial lawn and stunning Indian sandstone patio. The ideal setting for entertaining guests with a BBQ or evening drink. There's also a driveway to the property, along with a detached garage allowing space for handy off-road parking.

Early viewing is highly advised with this one! Call our team today and arrange a viewing!





Entrance Hall

With storage cupboard, central heating radiator, stairs leading up to the first floor and access into;

Kitchen 9'8" x 14'6"

Complete with a range of modern wall and base units with complementary worktop over, inset sink and drainer with mixer tap, integrated eye-level double oven, gas hob with extractor fan above, integrated fridge-freezer and dishwasher, under cupboard lighting, central heating radiator, downlights, window to the front elevation and door leading out to the rear garden.

Dining Room 9'9" x 12'4"

With fitted carpets, central heating radiator, window to the front elevation and access into;

Lounge 14'7" x 14'11"

With fitted carpets, central heating radiator, window to the side elevation and French doors leading out to the rear garden.

WC

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

Landing

With fitted carpets, central heating radiator, window to the rear elevation and access into;

Bedroom One 13'4" x 8'2"

With fitted carpets, fitted wardrobes, central heating radiator, window to the rear elevation and access into a private ensuite facility.



Ensuite 3'7" x 10'9"

Complete with a walk-in shower cubicle, low flush WC, hand wash basin and opaque window to the front elevation.

Bedroom Two 9'9" x 11'6"

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

Bedroom Three 9'8" x 11'6"

With fitted carpets, fitted wardrobes, central heating radiator, window to the front elevation and access into a private ensuite facility.

Ensuite

Complete with walk-in shower cubicle, low flush WC, hand wash basin and opaque window to the front elevation.

Bedroom Four 11'7" x 7'10"

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

Bedroom Five 6'3" x 9'0"

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

Family Bathroom 6'2" x 6'3"

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

Outside

Featuring a landscaped garden to the rear with Indian sandstone patio seating area and artificial lawn. You'll also find a driveway and detached garage, allowing space for off-road parking.

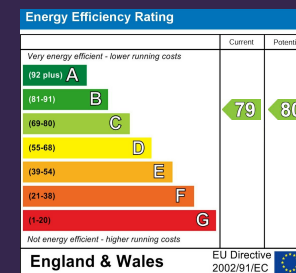




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements.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



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