



Offers Over £110,000 Leasehold

12 BENNET DRIVE | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 8AW

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YOUR NEXT CHAPTER STARTS HERE!...

Welcome to this beautifully presented top-floor two-bedroom flat, perfectly located in the sought-after area of Kirkby in Ashfield. Offering a fantastic combination of style, comfort, and convenience, this home is ideal for first-time buyers, downsizers, or investors looking for a ready-to-move-in property. Situated within easy reach of excellent local amenities, shops, supermarkets, schools, and great transport links, you'll have everything you need right on your doorstep.

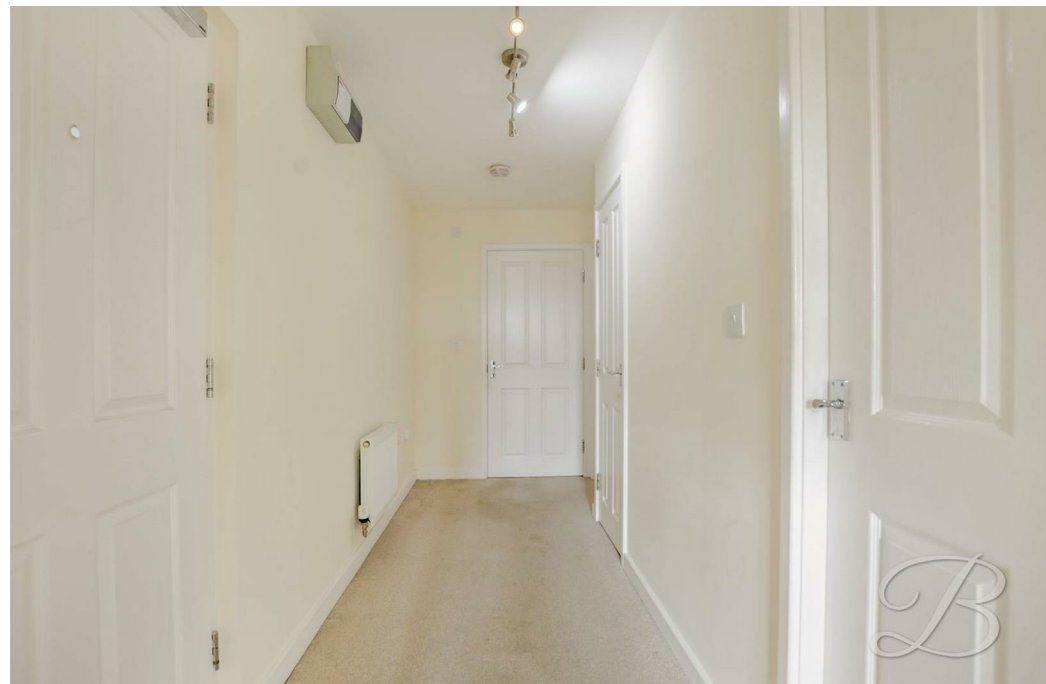
Step inside to a welcoming entrance hall that leads through to a bright and spacious open-plan kitchen and living room. This sociable space is perfect for both relaxing and entertaining, with modern fittings and plenty of natural light.

The flat offers two well-proportioned bedrooms, providing flexibility for guests, a home office, or family living. The bathroom features a stylish four-piece suite, including a separate shower and bath.

Outside, the property benefits from an allocated parking space, ensuring convenience at the end of every day.

Call today to arrange a viewing!!!





Entrance Hall

With access into;

Kitchen/ Living Room 22'0" x 14'3"

The kitchen is complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven, gas hob with hood over and space for appliances. This room offers an open plan design through to the living room which is complete with carpeted flooring and windows to the rear and side elevation.

Bedroom One 10'3" x 11'2"

With carpeted flooring and a window to the rear elevation.

Bedroom Two 9'4" x 10'8"

With carpeted flooring and a window to the side elevation.

Bathroom 3'3".301'10" x 6'6"

Complete with a four piece suite including a bath, shower, low flush WC and a hand wash basin.

Outside

The property benefits from an allocated parking space.



Ground Floor
67sq.m/719.56sq.ft
Approx

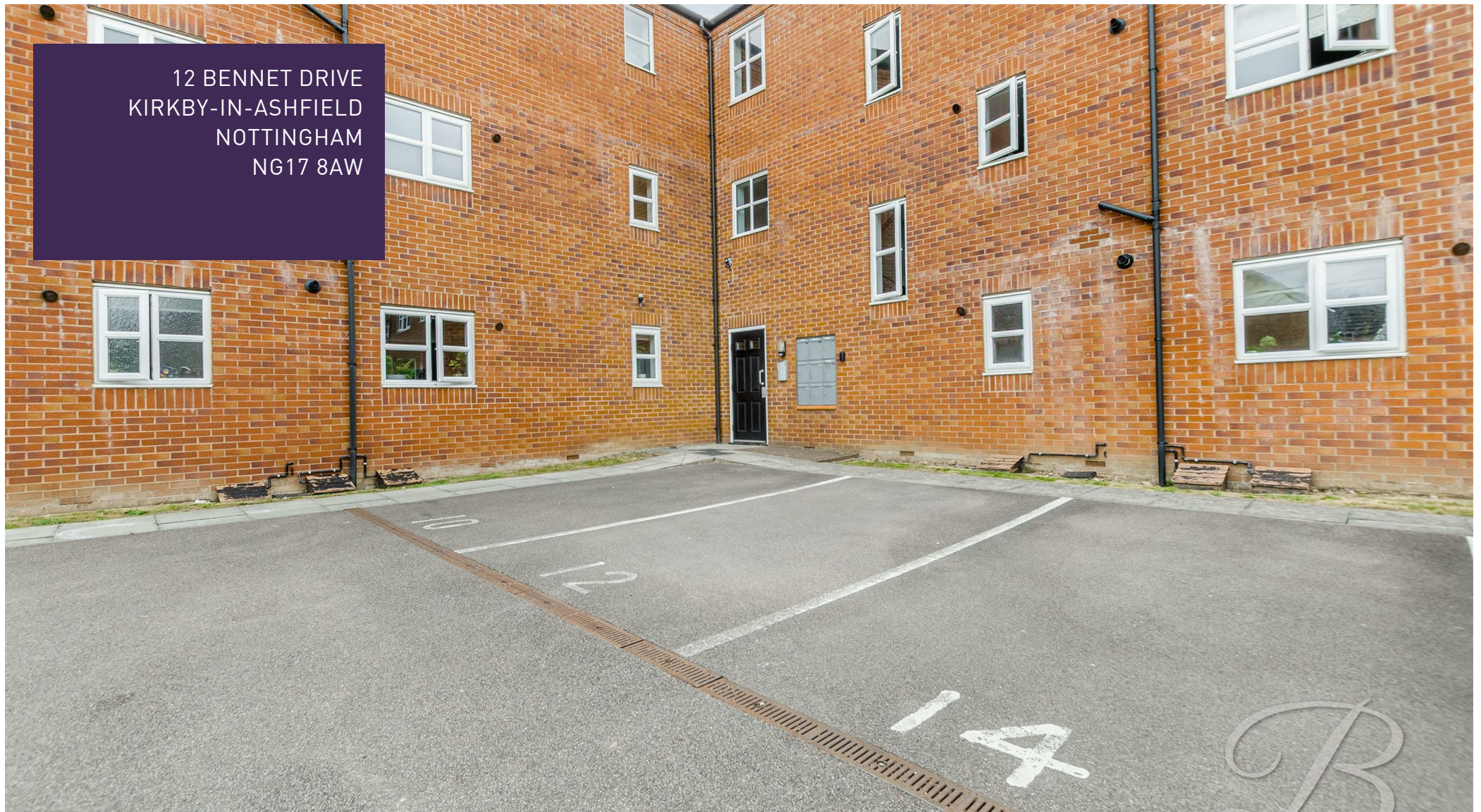


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements.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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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