



£240,000 Freehold

52 PARK AVENUE | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 9BQ

BuckleyBrown
ESTATE AGENTS

NO CHAIN!

Situated in Annesley, Kirkby-in-Ashfield, just 5 minutes from M1 Junction 27, this three-bedroom semi-detached home offers the perfect balance of convenience and comfort. Let's take a look inside...

Step inside and you're greeted by a cosy living room, the kind of space that invites you to curl up on the sofa after a long day. From there, the home opens into a bright, open-plan kitchen and dining area, perfect for family meals or entertaining friends. The modern kitchen is stylish yet practical, while the adjoining sun room is wonderfully versatile – a place to enjoy your morning coffee, work from home, or whatever suits your needs. A handy downstairs WC completes the ground floor.

Upstairs, you'll find three comfortable bedrooms, each decorated in soft, neutral tones that are ready for you to add your own personality. The five-piece bathroom is a real highlight – spacious and finished with underfloor heating so it feels like a touch of luxury every day.

Outside, the home continues to impress. To the front, there's a private, paved driveway and an exceptionally large garage, giving you plenty of room for cars, storage, or even a workshop. The rear garden is designed for both play and relaxation, with a lawn for children or pets, and a decked seating area that's perfect for summer evenings with friends.

Call now to arrange a viewing!





Entrance Hallway

With a fitted storage cupboard and further access into;

Living Room 11'1" x 15'3"

Carpeted flooring, central heating radiator, feature fireplace, bay front window and double doors opening into the kitchen/diner.

Kitchen/Dining Room 15'11" x 9'8"

Open plan layout complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and ample space for dining furniture. Opening through to an additional bright and airy reception room. With solid wood flooring in the dining room and vinyl flooring in the kitchen.

Sun room 11'0" x 16'0"

Spacious room fitted with velux windows, window to the rear and patio doors to the rear garden. This room can be utilised to your own needs whether that's a playroom, home gym or office.

WC 2'11" x 4'11"

Fitted with a hand wash basin and low flush WC.

Landing

Window to the side and further access into;

Bedroom One 10'10" x 12'4"

Carpeted flooring, central heating radiator and a window to the front elevation.

Bedroom Two 10'10" x 13'5"

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

Bedroom Three 7'3" x 8'9"

Vinyl flooring, central heating radiator, built in cupboard and a window to the front.

Bathroom 7'3" x 9'8"

Five piece suite comprising of a double hand wash basin, low flush WC, bath and a separate shower. Hidden luxury of underfloor heating.

Garage 9'6" x 36'8"

Expansive garage accessible from the front with a window and external doors fitted to the rear elevation.

Outside

Private frontage with a paved driveway, exceptionally large garage and wall surround. The rear garden is mainly laid to lawn, decked seating area and fence surround.





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		
(55-68) D	68	73
(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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