



£995 Per Month

20 WARREN ROAD | | KIRKBY IN ASHFIELD | NG17 9AX

BuckleyBrown
ESTATE AGENTS

Nestled in the highly sought-after area of Warren Road, this beautifully presented three-bedroom detached home offers an exceptional opportunity for families and professionals seeking space, comfort, and convenience.

Step inside to discover a spacious reception room, perfect for both entertaining guests and enjoying cosy evenings in. The well-appointed kitchen and family bathroom provide functionality and style, while each of the three generously sized bedrooms ensures plenty of room for rest and relaxation.

Outside, the property boasts a large private garden — an ideal setting for children to play, keen gardeners to indulge their hobby, or for hosting summer barbecues in a peaceful setting.

Parking is never an issue, with a driveway for up to three vehicles and an integrated garage offering further parking or valuable storage space.

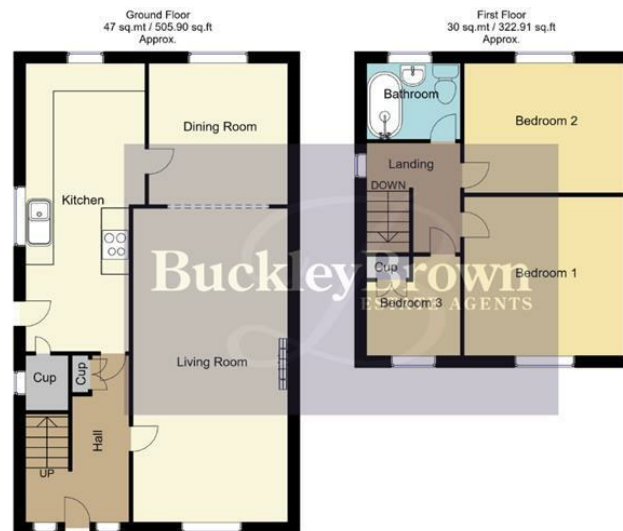
Perfectly positioned close to local shops, schools, and transport links, this charming home combines the best of suburban tranquillity with easy access to everyday amenities.

Don't miss the opportunity to make this delightful detached property your new home — early viewing is highly recommended.









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.

CC Ltd ©2018

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

20 WARREN ROAD
KIRKBY IN ASHFIELD
NOTTINGHAMSHIRE
NG17 9AX



BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

www.buckleybrown.co.uk

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

BuckleyBrown
ESTATE AGENTS

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.