



£280,000 Freehold

13 MARSHALL AVENUE | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 7EB

**BuckleyBrown**  
ESTATE AGENTS

**NEXT MOVE FOR YOUR FAMILY!...** Nestled in the charming area of Marshall Avenue, Kirkby-In-Ashfield, Nottingham, this delightful detached house offers a great space for everyone to enjoy. The neighbourhood is known for its friendly community and picturesque surroundings, making it an ideal place for families and individuals alike. With local amenities just a stone's throw away and excellent transport links to nearby towns, this location truly embodies the essence of suburban living.

As you step inside, you are greeted by a spacious and inviting ground floor. The open-plan layout creates a warm atmosphere, perfect for entertaining guests or enjoying quiet family evenings. The kitchen is bright and airy complemented by a bay window. The well-appointed kitchen boasts modern appliances and ample storage, seamlessly flowing into the dining area, fitted with patio doors opening onto the rear garden.

Venturing upstairs, you will discover a collection of well-proportioned bedrooms, each offering a peaceful sanctuary for rest. A family bathroom, complete with contemporary fixtures, serves this level, providing both style and functionality.

Outside, the property boasts a charming garden that invites you to enjoy the fresh air and sunshine. This is the perfect for children to play or for hosting summer barbecues with friends. The detached nature of the house ensures privacy, while the driveway provides convenient off-street parking.

Call now to arrange your viewing!





#### Hall

Windows to the front and further access into;

#### Living Room 11'11" x 11'11"

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

#### Dining Room 12'0" x 12'0"

Versatile reception area with open access into the kitchen and patio doors opening to the rear elevation.

#### Kitchen 8'3" x 19'0"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and decorative splashback tiles. Dual aspect windows to the side and rear along with an external door to the side.

#### Landing

Window to the side and leading access into;

#### Bedroom One 12'0" x 12'0"

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

#### Bedroom Two 12'0" x 12'0"

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

#### Bedroom Three 6'5" x 6'11"

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

#### Shower Room 6'3" x 7'10"

Three piece suite comprising of a hand wash basin, low flush WC and a shower. Window to the rear elevation.

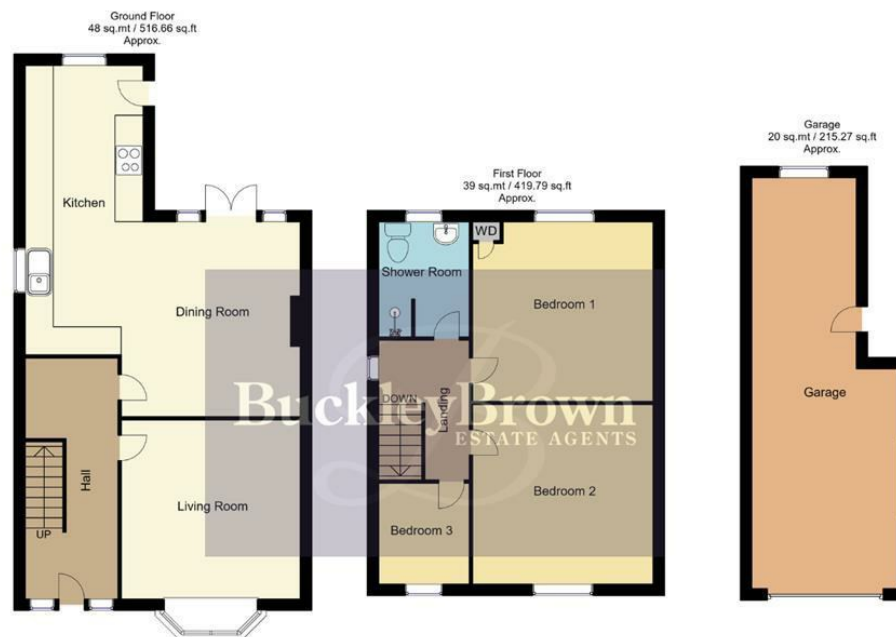
#### Garage 10'2" x 27'1"

Large garage accessible from the front elevation, window to the side and rear along with an external door to the side.

#### Outside

Private driveway to the front elevation. Expansive garden to the rear elevation with 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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 69      | 75        |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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