



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

BuckleyBrown
ESTATE AGENTS

TOO GOOD TO MISS!!.. Just wait until you set your eyes upon this incredible five-bedroom, three-storey detached family home in the popular area of Kirkby-In-Ashfield. This beautifully maintained property offers spacious and modern accommodation throughout, and lends itself perfectly to growing families. The location is terrific too, being conveniently situated nearby to excellent shops, amenities and transport links for easy commuting. Let's head inside..

The ground floor welcomes you to a spacious living room, adorned with a terrific media wall and two front-facing windows that flood the room with natural light. The open-plan kitchen/diner is equally impressive, boasting a delightful range of high-gloss units, integrated appliances, and a central island with breakfast bar ideal for enjoying family meals. Additionally, a wonderful conservatory extends the living space and provides the perfect spot for reading or catching up with friends, whilst also providing easy access to the rear garden. A convenient WC completes the floor.

The first floor hosts four generously sized bedrooms, one of which features its own fitted wardrobes and ensuite shower room. A family bathroom off the landing caters to the needs of a busy household, and provides a modern suite for unwinding after a long day. The master bedroom can be found to the second floor, offering an abundance of space, fitted wardrobes and a private ensuite bathroom for added luxury.

Heading outside, the property boasts a well-maintained garden to the rear, complete with a patio seating area and lawn, creating a lovely setting for family BBQs or evening gatherings with friends. To the front of the property is a private double driveway and double detached garage, allowing space for both off-road parking and secure storage.





Entrance Hall

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

Living Room 12'5" x 14'9"

Featuring fitted carpets, media wall, central heating radiator, and two windows to the front elevation. With access into;

Kitchen/Diner 13'7" x 21'7"

Open-plan and complete with a range of modern, high-gloss wall and base units with complementary worktop over, inset sink and drainer with mixer tap, tiled splash back, integrated eye-level double oven, gas hob with stainless steel extractor fan above, integrated dishwasher, central island with breakfast bar, downlights, central heating radiator, window to the rear elevation, and a door leading outside. With open access into;

Conservatory 8'4" x 12'9"

With central heating radiator, surrounding windows, and French doors leading out to the rear garden.

WC

Complete with a low flush WC, hand wash basin, central heating radiator, and opaque window to the front elevation.

First Floor Landing

With fitted carpets, central heating radiator, stairs leading up to the second floor and access into;

Bedroom Two 11'6" x 12'8"

With fitted carpets, central heating radiator and window to the rear elevation. With access into a private en-suite facility.

En-suite 5'6" x 5'7"

Complete with a walk-in shower cubicle, low



flush WC, hand wash basin, central heating radiator, and opaque window to the side elevation.

Bedroom Three 8'11" x 12'8"

With central heating radiator, and two windows to the front elevation.

Bedroom Four 6'5" x 8'11"

With central heating radiator and window to the rear elevation.

Bedroom Five 6'0" x 8'11"

With central heating radiator and window to the front elevation.

Family Bathroom 5'10" x 6'11"

Complete with a panelled bath, low flush WC, hand wash basin, chrome heated towel rail, downlights, and opaque window to the side elevation.

Second Floor Landing

With window to the front elevation and access into;

Master Bedroom 15'8" x 20'0"

With fitted wardrobes, central heating radiator and dual aspect windows to the front and rear elevation. With access into a private en-suite facility.

Master En-suite 5'11" x 11'3"

Complete with a panelled bath, separate walk-in shower cubicle, low flush WC, hand wash basin, and velux window.

Outside

Featuring a beautifully maintained garden to the rear with a patio seating area, lawn, and a surrounding fence for additional privacy. To the front of the property is a private double drive and double garage, allowing space for both off-road parking and secure storage.



Ground Floor:
70Sq.MT/753.47Sq.FT
Approx.



First Floor:
59Sq.MT/635.07Sq.FT
Approx.



Room In Roof:
49Sq.MT/527.43Sq.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. Specially 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			90
(81-91) B		73	
(69-80) C			
(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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