



£300,000

KINGSHOLM ROAD | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 8ST

BuckleyBrown
ESTATE AGENTS

A WHOLESOME FAMILY RESIDENCE!!...We proudly welcome you to this excellent four bedroom detached home. Located in Larwood Park Estate in Kirkby In Ashfield, this house is a true gem, offers an open plan reception room and neutral decor throughout. Let's take a look around..

Upon entry you will be presented with the entrance hall which leads us to the kitchen which is complete with a range of matching cabinets, essential integrated appliances and ample worktop space. This makes a great space to practice your culinary skills! Moving through to the open plan living/dining room which is a very sociable setting with space for a sofa and other furnishings, including a large window and allowing plenty of light to fill the room. Not to mention the patio doors giving access to the garden. The ground floor is complete with a WC for added convenience.

Heading to the first floor, you'll discover four wonderful bedrooms, all of which offer space and flexibility to add your own stamp. The master bedroom has the luxury of an en suite while two others benefit from their own built in wardrobes. Just off the landing is the family bathroom, including a three-piece suite.

Outside, the residence boasts a very spacious and private garden with an artificial lawn, both decked and patio seating areas and fence surround. Not to forget this property is south facing allowing you to catch all the sun rays! Perfect for BBQ's and family parties in the summer months. The front of this property has a car port with garage door, and a driveway for private parking. This residence really is the whole package. Don't let this beautiful home through your fingers! Call our team today and book in a viewing!





Entrance Hallway

With storage cupboard found under the stairs and further access to;

WC

Fitted with a hand wash basin, low flush WC and a window to the front elevation.

Kitchen 8'11" x 14'8"

This stunning kitchen has been upgraded from it's original spec to dove grey shaker doors with cup and knob handles with new worktops. This room also benefits from a utility/breakfast bar area which has been fitted with ample worktop space. Fitted with a window to the front elevation.

Living Room/Dining Room 12'1" x 16'6"

Light and airy room offering ample furniture space with a window and patio doors to the rear elevation.

Landing

With a fitted cupboard and leading access into;

Bedroom One 10'6" x 13'8"

With carpeted flooring, central heating radiator, access to an en suite and a window to the front elevation.

En Suite 4'5" x 10'6"

Three piece suite comprising of a hand wash basin, low flush WC and upgraded low level shower tray, multi-panel aqua boards with hand held and rainfall shower head. LVT flooring. Window to rear elevation.

Bedroom Two 10'1" x 16'6"

With carpeted flooring, central heating radiator, built in wardrobes and windows to the front elevation.



Bedroom Three 8'9" x 9'8"

With laminate flooring, central heating radiator, built in wardrobes and a window to the rear elevation.

Bedroom Four 6'6" x 8'9"

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

Bathroom 6'6" x 8'9"

Three piece suite comprising of a hand wash basin, low flush WC and bath. With a window to the side elevation.

Outside

Low maintenance frontage with an artificial lawn, railed surrounding with a gate and pathway leading up to the front door. There is also a private driveway and carport with garage door allowing for

ample off road parking. To the rear you will find a spacious artificial lawn area along with both decked and patio seating areas.





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.
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			93
(81-91) B		83	
(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	

KINGSHOLM
ROAD | KIRKBY-IN-
ASHFIELD | NOTTINGHAM |
NG17 8ST



BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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.

BuckleyBrown
ESTATE AGENTS