



Butlerwood Close
Kirkby-In-Ashfield Nottingham



Butlerwood Close Kirkby-In-Ashfield Nottingham NG17 9GR

for sale
£180,000



Property Description

A beautifully presented town house, located in a quiet cul de sac - must be viewing to be fully appreciated.

The property offers entrance hallway, downstairs WC, kitchen with integrated appliances and spacious lounge diner which has French doors leading out to the rear garden area. On the first floor there are two double bedrooms plus bathroom. the property also sits on a generous garden plot with good sized rear garden.

Viewing is essential to fully appreciate the home on offer.

Entrance Hall

Double glazed door to the front with laminate flooring, stairs to the first floor and radiator.

Cloakroom

Having low level WC and wash hand basin, splashback tiling, radiator and double glazed window to the front.

Lounge

14' 6" x 12' 5" Max restricted head height (4.42m x 3.78m Max restricted head height)
Double glazed French door leading out to the rear garden, feature fireplace with inset fire, radiator and television point.

Kitchen

5' 5" x 10' 10" (1.65m x 3.30m)
Fully fitted kitchen with a range of wall and base units, with complimentary worksurface over, inset one and half bowl sink and drainer, tiled splashback, electric oven with gas hob with cooker hood over, space and plumbing for washing machine, integrated dishwasher and integrated fridge/freezer, wall mounted boiler, radiator and double glazed window to the front.

First Floor Landing

Loft access and radiator.

Bedroom One

.9' 9" Plus recess x 12' 4" (2.97m Plus recess x 3.76m)
Having a range of built in wardrobes with sliding mirror doors, double glazed window to the rear and radiator.

Bedroom Two

8' 10" Max x 12' 6" (2.69m Max x 3.81m)
Two double glazed windows to the front, built in storage cupboard/wardrobe and radiator.

Bathroom

Having three piece suite comprising of panelled bath with overhead shower, wash hand basin and low level WC, part tiled walls, extractor fan, heated towel rail and double glazed window to the side.

Front

Having planted foregarden with shrubs and plants and paved path with side access gate leading to the rear.

Rear

The enclosed rear garden is laid to lawn, with tree, paved path and fencing.

Parking

Allocated parking.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Freehold

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