

# HoldenCopley

PREPARE TO BE MOVED

Dabek Rise, Kirkby-In-Ashfield, Nottinghamshire NG17 9EB

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Offers Over £275,000

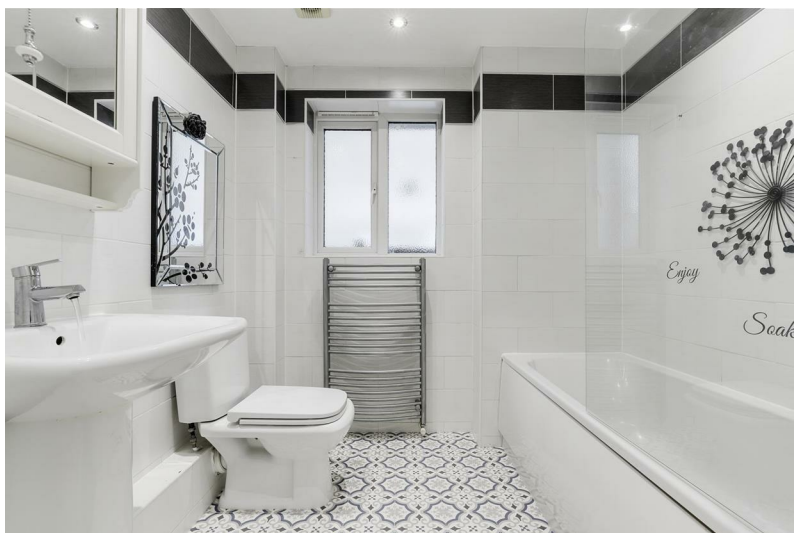
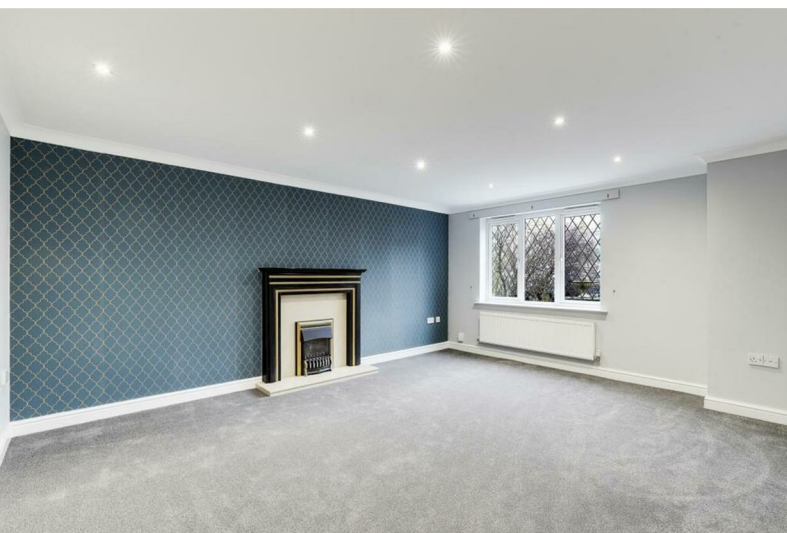
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## NO UPWARD CHAIN...

Presenting a meticulously renovated and refurbished three-bedroom detached bungalow, this modern haven is offered to the market with no upward chain. Nestled in the charming locale of Kirkby-in-Ashfield, this property provides convenient access to local amenities, commuting links, and is enveloped by the picturesque countryside, offering an idyllic blend of rural living. The interior has been thoughtfully crafted and comprises an inviting entrance hall, two welcoming reception rooms, a newly-fitted kitchen boasting brand new integrated appliances, a generously-sized conservatory, a separate utility room, and a contemporary bathroom suite. The three bedrooms offer comfortable living, with the master bedroom featuring a walk-in closet and an en-suite. Outside, the front is enhanced by a gated driveway accommodating multiple cars and providing access to the garage for additional storage. The rear unfolds into a private garden, featuring decking, a lawn, patio, and a shed. This property seamlessly combines modern living with the tranquility of its scenic surroundings.

MUST BE VIEWED





- Renovated Detached Bungalow
- Three / Four Bedrooms
- Spacious Living Room
- Modern Fitted Kitchen With Integrated Appliances & Separate Utility
- Large Conservatory
- Bathroom & En-Suite
- Gated Driveway
- Integral Garage
- Generous-Sized Garden
- Quiet Location





## ACCOMMODATION

### Entrance Hall

22'6" x 8'0" max (6.88 x 2.45 max)

The entrance hall has carpeted flooring, coving to the ceiling, recessed spotlights, a radiator, an in-built cloak cupboard, and a single door with stained glass inserts and window panel providing access into the accommodation.

### Dining Room / Bedroom Four

15'9" x 7'1" (4.81 x 2.16)

This room has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, coving to the ceiling, and recessed spotlights.

### Utility Room

7'10" x 5'7" (2.39 x 1.71)

The utility room has a UPVC double-glazed obscure window to the side elevation, space and plumbing for a washing machine, coving to the ceiling, recessed spotlights, an extractor fan, tiled flooring, and a radiator.

### Living Room

16'4" x 13'7" (4.98 x 4.16)

The living room has a UPVC double-glazed window to the front elevation, carpeted flooring, coving to the ceiling, recessed spotlights, two radiators, a TV point, and a modern feature fireplace with a decorative surround.

### Kitchen

11'0" x 9'8" (3.36 x 2.96)

The kitchen has a range of fitted shaker-style base and wall units with wood-effect worktops, a stainless steel sink with a swan neck mixer tap and drainer, an integrated oven with a gas hob, extractor fan and stainless steel splashback, an integrated fridge freezer, an integrated dishwasher, a radiator, tiled flooring, coving to the ceiling, recessed spotlights, and a UPVC double-glazed window to the rear elevation.

### Conservatory

16'1" x 10'7" (4.91 x 3.23)

The conservatory has wood-effect flooring, a polycarbonate roof, a TV point, wall-light fixtures, a range of UPVC double-glazed windows to the side and rear elevation, and double French doors opening out to the rear garden.

### Master Bedroom

11'0" x 10'11" (3.37 x 3.33)

The main bedroom has carpeted flooring, recessed spotlights, coving to the ceiling, a radiator, a UPVC double-glazed window to the rear elevation, access into the en-suite, and double doors leading into the walk-in-closet.

### En-Suite

8'9" x 4'11" (2.68 x 1.52)

The en-suite has a low level flush W/C, a wall-mounted wash basin, a shower enclosure with an overhead rainfall shower and a handheld shower head, a chrome heated towel rail, fully tiled walls, tiled flooring, an extractor fan, and recessed spotlights.

### Walk-In-Closet

11'0" x 4'7" (3.37 x 1.41)

This space has carpeted flooring, a radiator, and a UPVC double-glazed obscure window to the rear elevation.

### Bedroom Two

11'0" x 10'5" (3.36 x 3.20)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, and coving to the ceiling.

### Bedroom Three

8'11" x 6'11" (2.74 x 2.11)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, and a radiator.

### Bathroom

7'2" x 6'2" (2.19 x 1.88)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with wall-mounted chrome fixtures and a shower screen, coving to the ceiling, recessed spotlights, an extractor fan, tiled flooring, fully tiled walls, a

heated towel rail, and a UPVC double-glazed obscure window to the side elevation.

## OUTSIDE

### Front

To the front of the property is a gated driveway providing ample off-road, and access into the garage for additional storage.

### Garage

10'5" x 8'1" (3.19 x 2.48)

The garage has an up and over door opening out onto the front driveway.

### Rear

To the rear of the property is a private enclosed garden with a decked seating area, a lawn, paved patio, a range of plants and trees, a shed, fence panelling boundaries, and gated access.

## DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

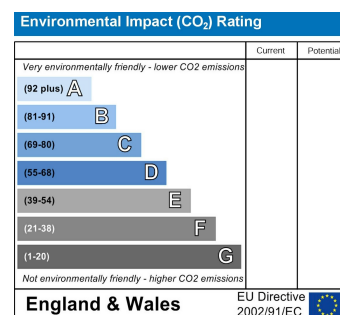
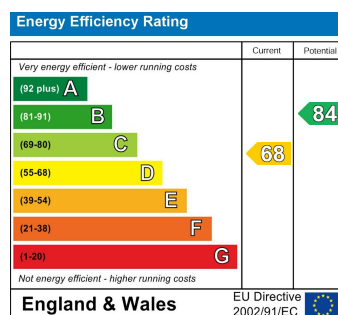
The vendor has advised the following:

Property Tenure is Freehold

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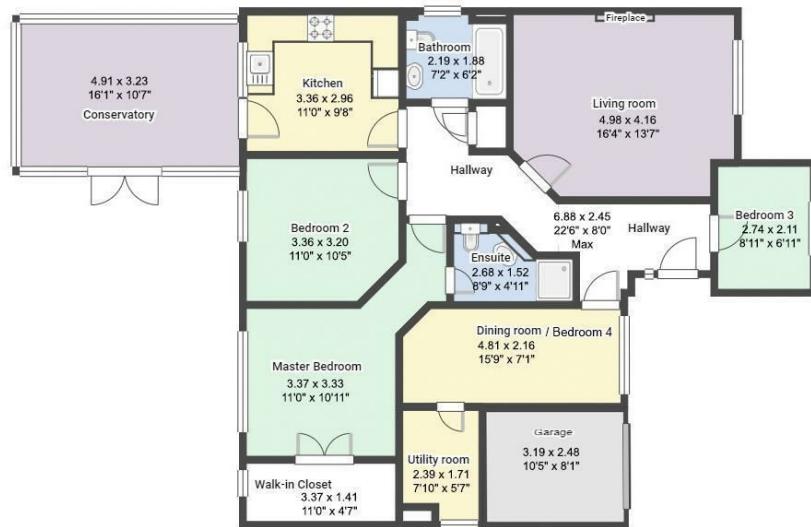
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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