

# HoldenCopley

PREPARE TO BE MOVED

Hornbeam Way, Kirkby-In-Ashfield, Nottinghamshire NG17 8RL

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**Guide Price £215,000 - £240,000**

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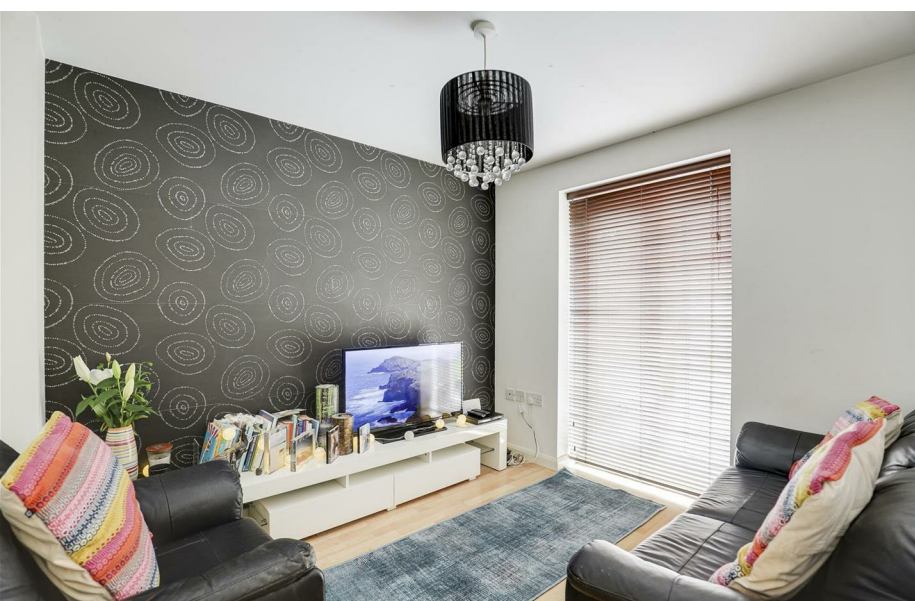
GUIDE PRICE £215'000-£230'000

BEAUTIFULLY PRESENTED THROUGHOUT...

This impeccably presented, deceptively spacious four-bedroom, three-storey townhouse is the perfect move-in-ready home for any family or discerning buyer. Nestled in a sought-after location, the property is within close proximity to various local amenities, including shops, excellent transport links and great school catchments. The ground floor features an entrance hall, a bedroom, a snug/office or this space could be utilised as an additional bedroom, a stylish three-piece bathroom suite and a convenient utility room. Ascend to the first floor to discover a lounge/diner and a modern fitted kitchen equipped with integrated appliances. The second floor boasts a luxurious master bedroom with an ensuite, another well-appointed bedroom, a three-piece bathroom suite and access to a partially boarded loft offering ample additional storage space. Outside, the property benefits from off-street parking, a separate garage and a private southeast-facing garden complete with a patio area and a lawn, providing the perfect setting for outdoor relaxation and entertaining.

MUST BE VIEWED





- Three Storey Town House
- Four Bedrooms
- Lounge/Diner
- Fitted Kitchen With Integrated Appliances
- Utility Room
- Two Bathrooms & Ensuite
- Off Street Parking
- Private South East Facing Rear Garden
- Excellent Transport Links
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

The entrance hall has wood-effect flooring, carpeted stairs, two radiators, a built-in cupboard, under stairs storage and a single door providing access into the accommodation.

### Bedroom Three

9'9" x 9'2" (2.99m x 2.81m)

The third bedroom has a UPVC double-glazed window to the front elevation, wood-effect flooring, a radiator, a built-in wardrobe and direct access to the bathroom.

### Bathroom

7'9" x 5'5" (2.37m x 1.67m)

The bathroom has a low level concealed flush W/C, a vanity style wash basin with fitted storage, a fitted shower enclosure with a mains-fed over the head rainfall shower and a hand-held shower, a waterproof splash back, partially tiled walls, a chrome heated towel rail, an electric shaving point, an extractor fan and vinyl flooring.

### Snug/Office/Bedroom Four

9'6" x 8'8" (2.91m x 2.66m)

This space has wood-effect flooring, a radiator and double French doors providing access out to the garden.

### Utility Room

6'2" x 5'9" (1.89m x 1.77m)

The utility room has a range of fitted base and wall units with worktops, space and plumbing for a washing machine, a radiator, wood-effect flooring, an extractor fan and a single door providing access out to the garden.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a radiator and provides access to the first floor accommodation.

### Lounge/Diner

16'2" max x 15'8" max (4.93m max x 4.78m max)

The lounge/diner has a UPVC double-glazed window and a Juliet balcony to the front elevation, carpeted flooring and two radiators.

### Kitchen

15'8" max x 9'5" max (4.80m max x 2.89m max)

The kitchen has a range of fitted base and wall units with worktops, a feature breakfast bar island with an induction hob and a downward extractor fan, a composite sink with a drainer and a swan neck mixer tap, an integrated oven, dishwasher, fridge-freezer and microwave, wood-effect flooring, a radiator and two UPVC double-glazed windows with bespoke fitted shutters.

## SECOND FLOOR

### Landing

The landing has carpeted flooring, a radiator, a built-in cupboard, access to the partially boarded loft and provides access to the second floor accommodation.

### Master Bedroom

15'9" x 10'7" (4.81m x 3.25m)

The main bedroom has two UPVC double-glazed windows to the front elevation, two radiators, carpeted flooring, fitted floor to ceiling wardrobes and access to the ensuite.

### En Suite

5'8" x 6'3" (1.75m x 1.91m)

The ensuite has a low level flush W/C, a pedestal wash basin, a fitted shower enclosure with a mains-fed shower, partially tiled walls, a radiator, an electric shaving point, an extractor fan and tile-effect flooring.

### Bedroom Two

11" x 8'3" (3.40m x 2.53m)

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

### Bathroom

6'10" x 6'0" (2.09m x 1.84m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath, partially tiled walls, tile-effect flooring, a radiator, an electric shaving point and a UPVC double-glazed obscure window to the rear elevation.

## OUTSIDE

### Front

To the front of the property are iron railings with a single iron gate.

### Rear

To the rear of the property is a private south east facing garden with a fence panelled boundary, a lawn and a patio area, an allocated parking space and a separate garage.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Openreach

Broadband Speed - Superfast 1000 Mbps (Highest available download speed)

220 Mbps (Highest available upload speed)

Phone Signal – Some 3G, 4G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Low risk of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band B

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.

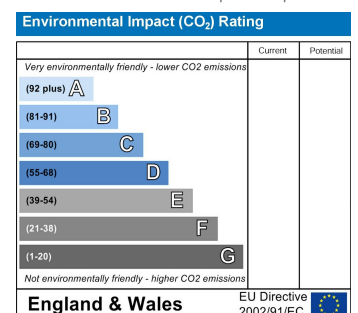
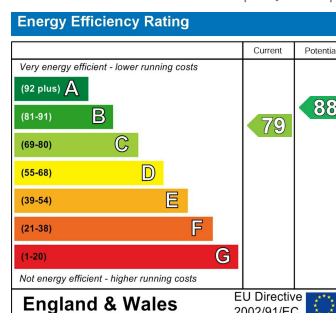
The vendor has advised the following:

Property Tenure is Freehold

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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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