

HoldenCopley

PREPARE TO BE MOVED

Skegby Road, Kirkby-In-Ashfield, Nottinghamshire NG17 9JE

£350,000

Skegby Road, Kirkby-In-Ashfield, Nottinghamshire NG17 9JE



Guide Price £350,000 - £370,000

DETACHED BUNGALOW SITUATED ON FANTASTIC-SIZED PLOT...

This charming three-bedroom detached bungalow is set on a generous-sized plot, offering spacious and well-maintained accommodation both inside and out. Located in a highly sought-after area, it benefits from easy access to public transport links, local amenities, and green spaces, with the added convenience of being close to the Town Centre. Perfectly positioned for commuters, the A38 and junction 28 of the M1 are just a short drive away. Internally, the property boasts a welcoming porch and entrance hall, a large lounge diner, a bright conservatory, and a fitted kitchen. The three good-sized bedrooms are complemented by a bathroom with a separate W/C. Outside, the front of the property features an enclosed garden and a large driveway, providing ample parking space and access to a versatile double garage. To the rear, a fantastic-sized, well-maintained garden with a manicured lawn offers a peaceful space to relax and enjoy the sun year-round. This bungalow is the perfect blend of comfort, convenience, and character, making it an ideal home for a variety of buyers.

MUST BE VIEWED





- Detached Bungalow On Generous-Sized Plot
- Three Bedrooms
- Open Plan Living & Dining Room
- Modern Fitted Kitchen
- Conservatory
- Bathroom With Separate W/C
- New UPVC Double-Glazing Windows & Doors
- Boarded Loft With Electricity - Scope For Further Development
- Driveway With Double Garage
- Substantial Gardens





ACCOMMODATION

Porch

The porch has tiled flooring, a UPVC double-glazed obscure panelled window to the front elevation, and a single UPVC door providing access into the accommodation.

Entrance Hall

The entrance hall has carpeted flooring, a plate rack, a radiator, access to the boarded loft with power points via a drop-down ladder, and a single wooden door with a glass panel via the porch.

Lounge Diner

24'10" x 14'10" (7.58m x 4.53m)

The lounge diner has two UPVC double-glazed windows to the rear elevation, carpeted flooring, three radiators, coving to the ceiling, a TV point, a feature fireplace with an exposed brick surround, and a single UPVC door to the conservatory.

Conservatory

13'9" x 8'3" (4.21m x 2.53m)

The conservatory has tiled flooring, a glass ceiling with bespoke fitted blinds, a range of UPVC double-glazed windows to the side and rear elevation, and double French doors opening out to the rear garden.

Kitchen

13'11" x 9'1" (4.25m x 2.78m)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine and a dishwasher, space for a fridge freezer, tile-effect flooring, tiled splashback, a radiator, and a UPVC double-glazed window to the side elevation.

Back Porch

The porch has tiled flooring, a radiator, internal access into the garage, a UPVC double-glazed obscure panelled window to the front elevation, and a single obscure UPVC door providing secondary access.

Double Garage

20'0" x 16'0" (6.11m x 4.89m)

The garage has lighting, power points, fitted cupboards, a wall-hung wash basin, space for appliances, a single UPVC door to the rear garden, and double doors opening out onto the front driveway.

Bathroom

9'1" x 5'10" (2.78m x 1.78m)

The bathroom has a vanity unit wash basin, a panelled bath with an overhead shower fixture and a bi-folding shower screen, fitted cupboards, a radiator, tiled flooring, partially tiled walls, an extractor fan, and a UPVC double-glazed obscure window to the side elevation.

WC

This space has a concealed dual flush W/C, tiled flooring, a radiator, and a UPVC double-glazed obscure window to the side elevation.

Bedroom One

13'11" x 10'10" (4.25m x 3.31m)

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

Bedroom Two

11'10" x 10'8" (3.62m x 3.26m)

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

Bedroom Three

9'2" x 6'4" (2.80m x 1.95m)

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

OUTSIDE

Front

To the front of the property is an enclosed garden with a lawn, a hedged border,

a large block-paved driveway for multiple cars, entry into the double garage, and gated access to the rear garden.

Rear

To the rear of the property is a private enclosed garden with patio areas, a range of established trees, plants and shrubs, a lawn, an outdoor tap, and fence panelled boundaries.

ADDITIONAL INFORMATION

- Broadband – Openreach, Virgin Media
- Broadband Speed - Ultrafast available - 1000 Mbps (download) 100 Mbps (upload)
- Phone Signal – Some 4G / 5G coverage
- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years+ (TBC)
- Flood Risk Area - Very low risk
- Non-Standard Construction – No
- Any Legal Restrictions – TBC
- Other Material Issues – TBC

DISCLAIMER

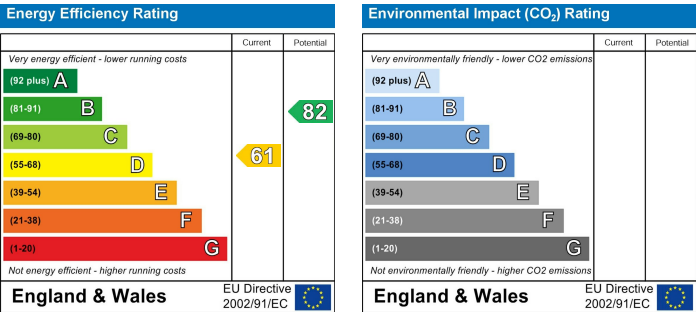
Council Tax Band Rating - Ashfield District Council - Band D
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



Skegby Road, Kirkby-In-Ashfield, Nottinghamshire NG17 9JE

HoldenCopley
PREPARE TO BE MOVED



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.
© HoldenCopley

01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknalloffice@holdencopley.co.uk

www.holdencopley.co.uk

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.