

HoldenCopley

PREPARE TO BE MOVED

Forest Road, Kirkby-In-Ashfield, Nottinghamshire NG17 9HD

Offers Over £300,000

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DETACHED FAMILY HOME WITH PLANNING PERMISSION GRANTED...

This well-presented three-bedroom detached home offers spacious accommodation throughout, making it the perfect choice for a family buyer looking to move straight in. The property is ideally located in a well-connected area, close to a range of local shops, great schools, and convenient transport links. The ground floor comprises an entrance, a generously sized reception room featuring a multi-fuel burner, a separate dining room complete with a pantry, and a well-equipped fitted kitchen-diner. A ground-floor W/C adds extra practicality for family life. Upstairs, the first floor hosts three well-proportioned bedrooms, a modern three-piece family bathroom, and boarded loft access. Externally, the property benefits from a driveway to the front providing off-street parking for up to three vehicles, along with a large detached garage running the full length of the house — ideal for storage, a workshop, or further development. To the rear, you'll find a private, enclosed garden featuring a paved patio area, a lawn, a greenhouse, and a versatile wooden hut with a built-in bar, seating area, full electrics, hardwired broadband, and a Scandinavian-style grill — perfect for year-round entertaining. Additional benefits include a recently replaced roof and full planning permission granted for a two-storey side extension and a single-storey rear extension, valid until March 2026 — offering fantastic potential to expand and further add value.

NO UPWARD CHAIN





- Detached Family Home
- Three Bedrooms
- Spacious Reception Room With Multi-Fuel Burner & Separate Dining Room
- Well Appointed Fitted Kitchen With Pantry
- Ground Floor W/C
- Three Piece Bathroom Suite
- Off-Road Parking & Large Garage
- Private Rear Garden With Wooden Hut
- Planning Permission Granted For Wrap Around Extension
- New Roof Fitted September 2024





GROUND FLOOR

Entrance

3’4" × 3’1" (1.02m × 0.94m)

The entrance has UPVC double-glazed windows to the side elevation, carpeted flooring and a single UPVC door providing access into the accommodation.

Living Room

19’10" × 12’10" (max) (6.06m × 3.93m (max))

The living room has UPVC double-glazed bow windows to the front elevation, laminate flooring, two radiators, a recessed alcove with a multi-fuel burner, a tiled hearth and wooden mantel and wooden beams to the ceiling.

Dining Room

13’11" × 11’10" (max) (4.26m × 3.62m (max))

The dining room has a UPVC double-glazed window to the side elevation, laminate flooring, a radiator and access into the pantry.

Pantry

5’5" × 3’6" (1.66m × 1.08m)

The pantry has a UPVC double-glazed obscure window to the side elevation, shelving and lighting.

Kitchen-Diner

17’6" × 11’6" (5.34m × 3.52m)

The kitchen-diner has a range of fitted shaker style base and wall units with worktops, space for a Range cooker with an extractor hood, a Belfast sink with a swan neck mixer tap and draining grooves, space for an American style fridge-freezer, vinyl flooring, a radiator, UPVC double-glazed windows to the rear and side elevations and a single UPVC door providing access out to the garden.

W/C

5’2" × 4’3" (1.60m × 1.31m)

This space has a low level flush W/C, a vanity style wash basin with a tiled splashback, tiled flooring, a wall-mounted boiler, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

13’4" × 7’7" (max) (4.08m × 2.33m (max))

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, a built-in cupboard, a picture rail, coving, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

10’5" × 9’11" (3.18m × 3.03m)

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, wooden beams to the ceiling and open access into the walk-in-closet.

Walk-In-Closet

6’2" × 2’11" (1.90m × 0.89m)

This space has carpeted flooring, shelving and lighting.

Bedroom Two

13’11" × 9’2" (4.01m × 2.81m)

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

Bedroom Three

10’3" × 8’9" (3.13m × 2.69m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, wooden beams to the ceiling and a built-in wardrobe with over the head cupboards.

Bathroom

10’9" × 7’11" (3.28m × 2.16m)

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a shower, tiled flooring, partially tiled walls, a radiator, wooden beams to the ceiling, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a driveway for three vehicles, a large detached garage and a single wooden gate providing rear access.

Rear

To the rear is a private garden with a paved patio, a lawn, a greenhouse and a wooden hut equipped with electrics and a bar.

Hut

17’9" × 15’4" (max) (5.43m × 4.68m (max))

The hut has windows, a built-in bar, built-in seating, internet connection, a Scandinavian-style grill, is equipped with electric and has a single door.

Garage

10’3" × 36’7" (3.13m × 11.16m)

The garage has two single doors and an up and over garage door.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000 Mbps and Upload Speed 100 Mbps

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low chance 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 C

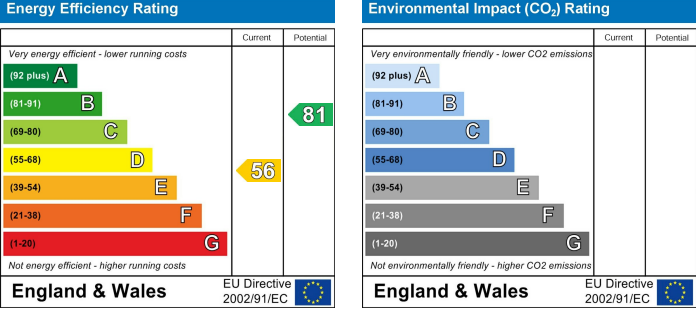
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The vendor has advised the following:
Property Tenure is Freehold

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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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