



4 Nest Crescent

Kirkby-In-Ashfield, Nottinghamshire NG17 7LW

£290,000

- A THREE BEDROOM DETACHED PROPERTY IN SOUGHT AFTER LOCATION.
- ENTRANCE PORCH, SPACIOUS HALL, LEADING TO THE LOUNGE WITH FRONT AND REAR ASPECT.
- FITTED MASTER BEDROOM, TWO FURTHER BEDROOMS AND FULLY TILED BATHROOM.
- LARGE REAR GARDEN, NOT OVERLOOKED AND WITH POTENTIAL TO BE EXTENDED.
- REQUIRES GENERAL UPGRADING BUT INCLUDES GAS HEATING AND DOUBLE GLAZING
- SEPARATE DINING ROOM AND FITTED KITCHEN WITH BUILT IN ELECTRIC OVEN AND GAS HOB.
- HARDSTANDING TO THE FRONT AND DRIVEWAY LEADING TO THE DETACHED GARAGE.
- PRIVATE CUL-DE-SAC LOCATION WITH GOOD ACCESS TO KIRKBY AND THE M1 MOTORWAY.

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@davidblount.co.uk

DIRECTIONS:

From our Kirkby office on Station Street, turn right and proceed through the traffic lights onto Diamond Avenue. Towards the top of here, turn right onto Nest Avenue and then left onto Nest Crescent. The property is then on the right hand side.

ACCOMMODATION COMPRISES:

ENTRANCE PORCH

With double glazed sliding doors.

HALLWAY

A spacious reception area with double glazed internal door, radiator and stairs rising to the first floor.



LOUNGE

21'1 into bay x 11'5 (6.43m into bay x 3.48m)

Living flame gas fire with marble hearth and insert and feature surround. Double glazed bay window to the front and double glazed patio doors to the rear. Curved radiator into the bay, plus second radiator.



DINING ROOM

10'5 x 10'2 (3.18m x 3.10m)

Wall mounted gas fire with back boiler. Double glazed rear aspect, radiator and built in pantry with consumer unit and electric meter.



KITCHEN

8'3 x 7'3 (2.51m x 2.21m)

Light oak base and eye level units, work tops and stainless steel sink unit and single drainer. Built in electric oven, gas hob and cooker hood. Under stair storage. Radiator. Double glazed windows and double glazed back door.



FIRST FLOOR.

LANDING

UPVC aspect. Access to the loft space.

BEDROOM ONE

14'4 into wardrobes x 12'4 into bay (4.37m into wardrobes x 3.76m into bay)

Fitted with a range of wardrobes, central dressing table and drawer units. Double glazed window to the front elevation and curved radiator into the bay.



BEDROOM TWO

12'3 x 9'3 (3.73m x 2.82m)

Double glazed rear aspect with panoramic views. Built in wardrobe. Radiator.



BEDROOM THREE

9'9 x 7'2 increasing to 10'6 (2.97m x 2.18m increasing to 3.20m)

Radiator. Double glazed front elevation.



BATHROOM

Three piece pastel suite comprising panelled bath, wash hand basin and WC. Full tiling, radiator, UPVC obscure glaze and airing cupboard with hot water tank.



OUTSIDE

Outside. Having hardstanding to the front and driveway to the left hand side which provides access to the detached sectional garage. Large, lawned plot to the rear, being south facing.

The property is in council tax band C (Ashfield District Council).



MONEY LAUNDERING

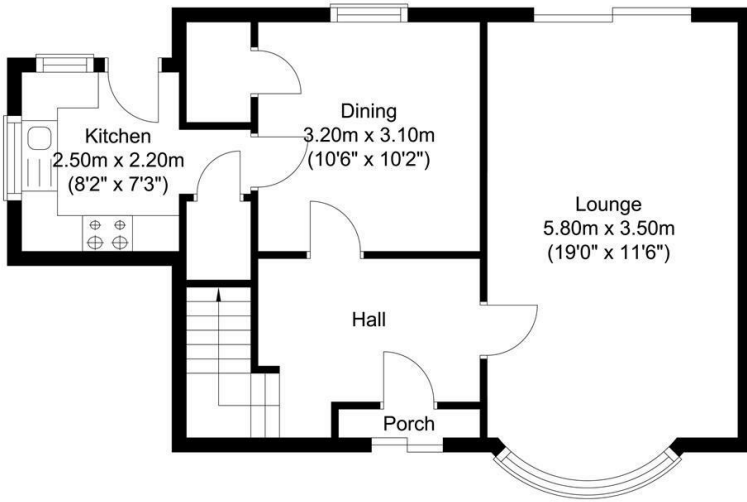
under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

FINANCIAL ADVICE

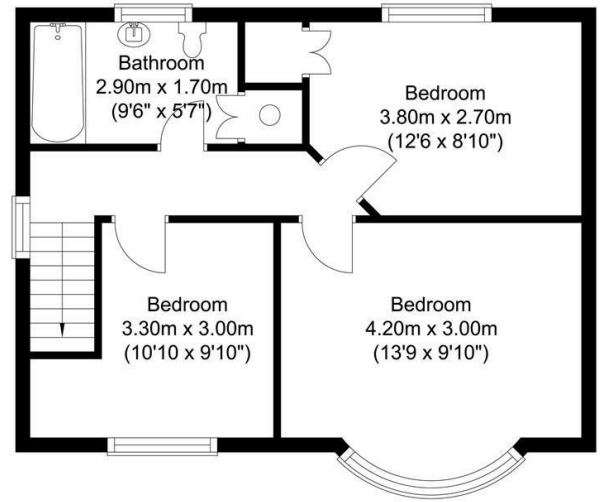
we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5581/17/11/2023.



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	40
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

