



OFFERS IN THE REGION OF

£345,000

Pearl Avenue

Nottingham, NG17 7FE

PROPERTY SUMMARY

Tucked away on the ever-popular Pearl Avenue in Kirby-in-Ashfield, this attractive detached family home offers the ideal balance of modern living and everyday practicality. From the moment you step inside, the property delivers a sense of space and comfort, making it perfectly suited to family life or those simply seeking room to grow.

The accommodation is arranged around a generous and well-lit living area, creating a welcoming hub for relaxing evenings or hosting friends and family. Upstairs, you'll find three spacious bedrooms, providing flexibility for a growing family, guest room, or dedicated work-from-home space. The bathroom has been designed with functionality in mind to support busy daily routines.

Beyond the internal space, the property's location adds real value. Pearl Avenue sits within a sought-after residential pocket, offering a friendly community feel while remaining extremely convenient for commuters and families alike. Excellent transport connections, local shops, schools and leisure facilities are all close by, ensuring everything you need is within easy reach.

Whether you're searching for a first family home or looking to upsize, this is a fantastic opportunity to secure a well-presented property in a

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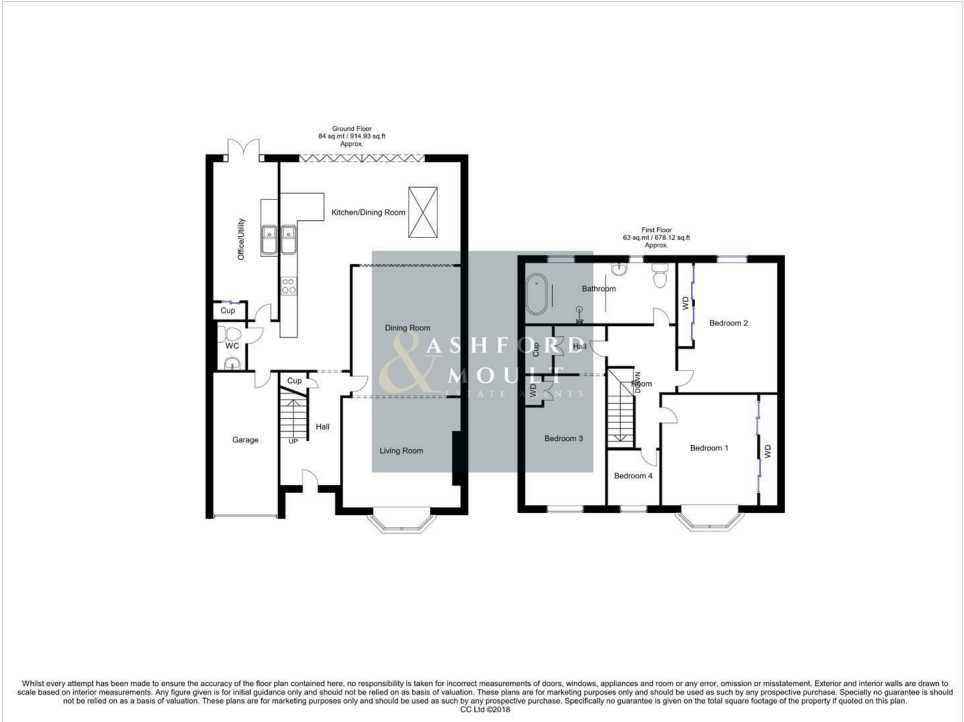
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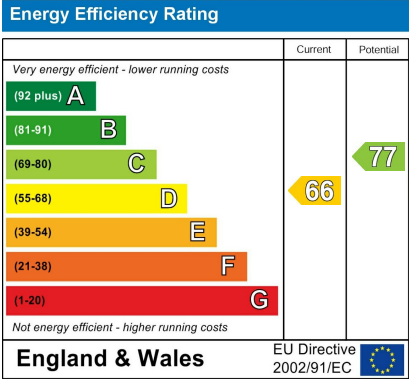
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchaser. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchaser. Specially no guarantee is given on the total square footage of the property if quoted on this plan. CC LIC 62018



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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