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## Webb Ellis Road, Kirkby-In-Ashfield, NG17 8SU

£235,000

Attractive, modern three bedroom detached family home which provides well proportioned rooms across two floors, has driveway parking for two to three vehicles and good sized rear gardens providing high degrees of privacy. The ground floor has a duel aspect living room, cloakroom wc and well appointed kitchen dining room. The first floor has three bedrooms with the main bedroom providing en suite facilities. A three piece matching white suite in the main bathroom completes the interior accommodation.

The property is in a great location for families within walking distance of local schools, shops and local amenities and situated close to all main access roads including the M1 and A38. The property is within walking distance to two train stations both Sutton parkway and Kirkby train stations.







## 8 Webb Ellis Road, Kirkby-In-Ashfield, NG17 8SU

#### **ENTRANCE HALL**

Stairs to first floor, storage cupboard, lvt flooring

#### **CLOAKROOM WC**

Low level wc, wash hand basin, tiled splashbacks

# LIVING ROOM 17'0" x 11'5" (5.2 x 3.5)

Duel aspect double glazed windows, carpet flooring

# KITCHEN DINING ROOM 17'0" x 9'2" (5.2 x 2.8)

Double glazed window and doors to rear gardens, fitted with a matching range of floor and wall units with work surfaces, integrated and free standing appliances, lvt flooring

### FIRST FLOOR LANDING

Loft access, carpet flooring

# MAIN BEDROOM 10'2" x 10'5" (3.1 x 3.2)

Double glazed window, carpet flooring fitted wardrobes

#### **EN SUITE**

En suite shower enclosure, low level wc, wash hand basin, tiled surrounds

BEDROOM 8'10" x 8'2" (2.7 x 2.5)

Double glazed window, carpet flooring

BEDROOM 9'2" x 7'10" (2.8 x 2.4)
Double glazed window, carpet flooring

### **BATHROOM**

Matching white bathroom suite with tiled surrounds

### **GARDENS**

Good sized rear gardens with lawned and decked area, fully enclosed by panel fencing. Parking adjacent to the property for two to three vehicles



















