



**Chartwell Road, Kirkby-In-Ashfield, Nottingham, NG17 7HB**

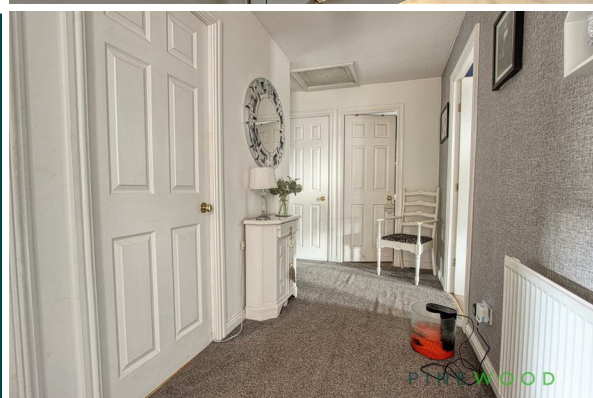
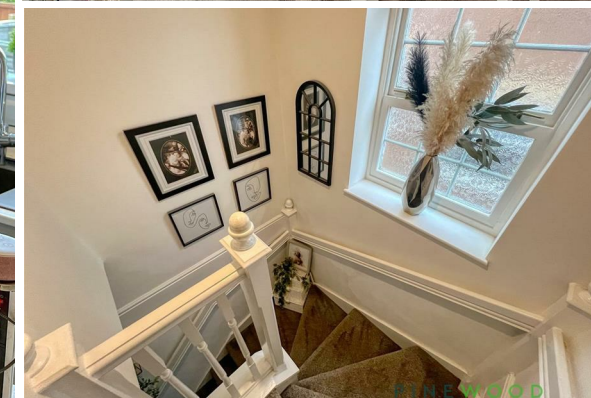
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**Offers In Excess Of £285,000**

**P I N E W O O D**



# Chartwell Road Kirkby-In-Ashfield Nottingham NG17 7HB



Offers In Excess Of  
£225,000

4 bedrooms  
2 bathrooms  
2 receptions

- FOUR BEDROOM DETACHED
- TWO RECEPTION ROOMS
- INTEGRAL GARAGE
- MODERN KITCHEN WITH ISLAND
- SPACIOUS ENTRANCE HALL WITH STORAGE
- MASTER BEDROOM WITH ENSUITE
- ENCLOSED REAR GARDEN WITH RAISED DECKING
- CLOSE TO A HOST OF LOCAL AMENITIES
- FREEHOLD
- COUNCIL TAX BAND: D



Nestled in the charming Chartwell Road area of Kirkby-In-Ashfield, Nottingham, this detached house offers a spacious and modern living experience for a growing family. Boasting two reception rooms, four bedrooms, and two bathrooms spread across 1,260 sq ft, this property provides ample space for comfortable living.

The heart of this home is undoubtedly the modern kitchen with an inviting island, perfect for those breakfast mornings or just grabbing a coffee. The two reception rooms offer versatility, allowing for a cosy lounge area and a separate formal dining or entertainment space.

The master bedroom comes complete with an Ensuite, providing a private sanctuary within this lovely abode. With parking available for two vehicles, convenience is at the forefront of this property, making daily life a breeze.

Situated in a popular location, this home not only offers comfort and style but also the appeal of a thriving community. Don't miss out on the opportunity to make this spacious family home your own in this sought-after area of Nottingham.

#### Entrance Hall

With laminate flooring and some useful fitted storage, there is access here to all the ground floor rooms including the garage.

#### Lounge

13'9" x 13'3" (4.21 x 4.04)

A spacious rear aspect lounge with a bay window overlooking the garden, a central heating radiator and fitted carpet.

#### Family Breakfast Kitchen

10'2" x 12'5" (3.11 x 3.81)

The modern kitchen is 6 years old and has a 25 year guarantee, with downlighters, an island with pan drawers and a pop up power socket, with high gloss door and drawer fronts, lots of worktop space with an integrated induction hob, oven and microwave, a composite style sink, a uPVC window with Georgian bars, integrated fridge / freezer and space for a washing machine. With a central heating radiator and laminate flooring.

#### Dining Room

9'1" x 11'6" (2.77 x 3.51)

A lovely dining room with two front aspect windows, a central heating radiator and vinyl flooring.

#### Ground Floor WC/ Cloak room

Just off the Entrance Hall.

#### Garage

8'2" x 18'3" (2.51 x 5.57)

A single garage with an up and over door, light and power.

#### Master Bedroom

18'4" x 12'0" (5.59 x 3.67)

A very spacious Master Bedroom with three front aspect windows, a dressing table, integrated wardrobes, a central heating radiator and fitted carpet. There is access here to an Ensuite bathroom.

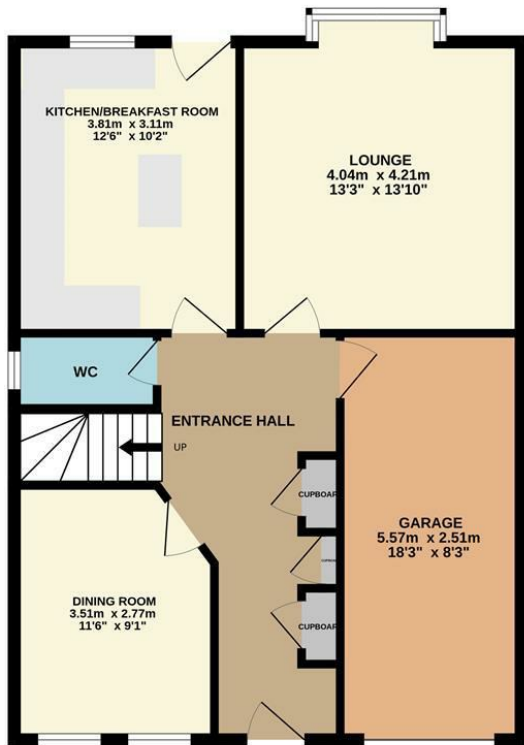
#### Ensuite

5'6" x 7'5" (1.70 x 2.27)

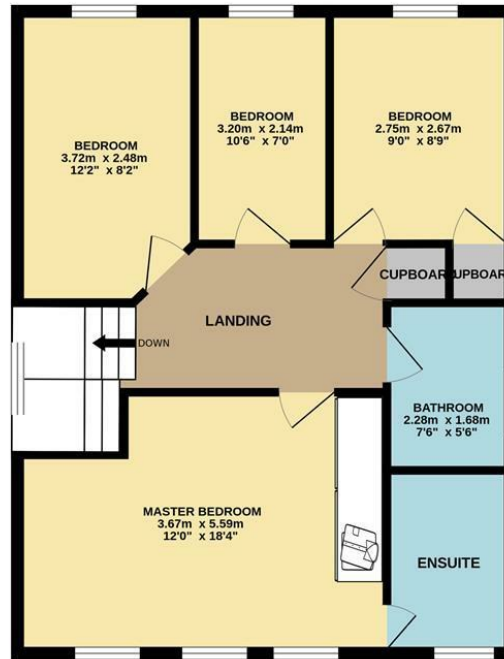
Having a bath tub, with a mains shower, tiled splash back, a towel radiator, a vanity style sink unit, low flush WC and vinyl flooring.



GROUND FLOOR  
68.0 sq.m. (732 sq.ft.) approx.



1ST FLOOR  
60.2 sq.m. (649 sq.ft.) approx.



TOTAL FLOOR AREA : 128.2 sq.m. (1380 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Bedroom Two**

8'1" x 12'2" (2.48 x 3.72)

With a rear aspect window, a walk in double wardrobe, a central heating radiator and a fitted carpet.

**Bedroom Three**

8'9" x 9'0" (2.67 x 2.75)

With a rear aspect window, integrated storage, a central heating radiator and a fitted carpet.

**Bedroom Four**

7'0" x 10'5" (2.14 x 3.20)

With a rear aspect window, a central heating radiator and a fitted carpet, some eve level storage.

**Family Bathroom**

5'6" x 7'5" (1.68 x 2.28)

Having a bath tub with electric sower over and shower curtain, vanity style sink, close coupled WC, vinyl flooring and a central heating radiator.

**Outside**

Having a drove to the front and an enclosed rear garden with patio stones and a laid lawn with a raised deck area.

**Disclaimer**

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(81-91) <b>A</b>		
(81-91) <b>B</b>			(69-80) <b>C</b>		
(69-80) <b>C</b>			(55-68) <b>D</b>		
(55-68) <b>D</b>			(39-54) <b>E</b>		
(39-54) <b>E</b>			(21-38) <b>F</b>		
(21-38) <b>F</b>			(1-20) <b>G</b>		
(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	79	England & Wales	EU Directive 2002/91/EC	59

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Clowne, S43 4JN  
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Clay Cross branch  
20 Market Street,  
Clay Cross, S45 9JE  
01246 251194

Chesterfield branch  
33 Holywell Street,  
Chesterfield, S41 7SA  
01246 221039

PINEWOOD

