



46 Twickenham Road, Kirkby in Ashfield NG17 8SF

Asking Price £260,000

This modern three-bedroom detached house offers well-designed accommodation perfect for modern family living. The property boasts a stylish interior and practical outdoor areas, all situated in a convenient location.

Upon entering, you are welcomed by a bright entrance hall leading to a convenient ground floor WC with a washbasin. The lounge is a standout feature, benefiting from a dual aspect that floods the room with natural light, including a bay window to the side elevation. The dining kitchen is both functional and inviting, fitted with integrated appliances including an oven, hob, dishwasher, fridge/freezer, and washing machine. French doors open to the rear garden, creating a seamless connection between indoor and outdoor living.

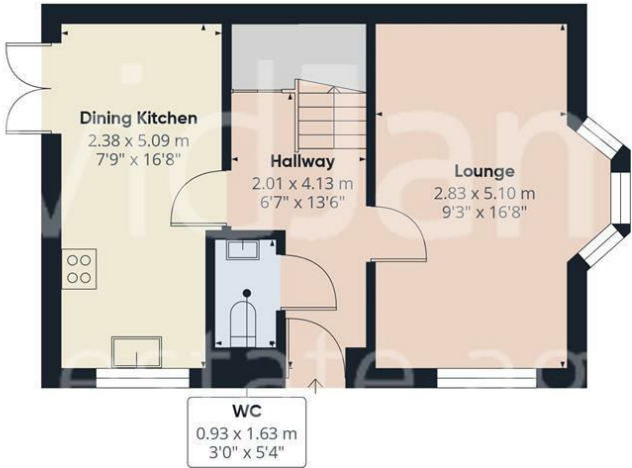
Upstairs, the property offers three bedrooms. The main bedroom includes fitted wardrobes and a private en-suite shower room with a mains-fed shower. The remaining bedrooms are serviced by a modern family bathroom, featuring a white suite and a mains-fed shower over the bath.

Externally, the home benefits from a tandem driveway providing parking for two cars at the rear of the property. The enclosed side garden is low maintenance, ideal for those who prefer ease of upkeep. A

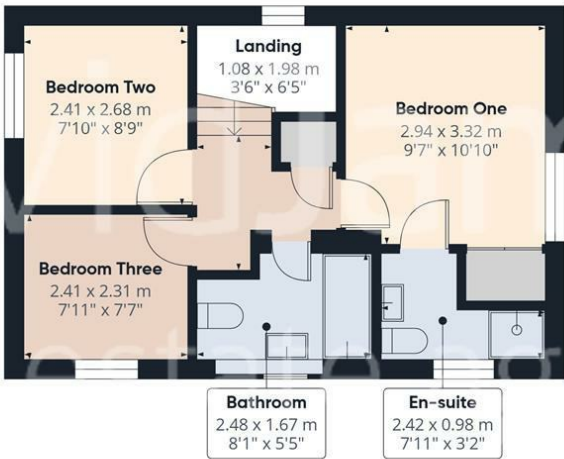
- Modern detached house
- Three bedrooms, bedroom one with fitted wardrobes and en-suite shower room/Wc with mains fed shower
- Entrance hall, ground floor Wc with washbasin
- Lounge with dual aspect including a bay window to the side elevation
- Dining kitchen with French doors to the rear garden, integrated oven, hob, dishwasher, fridge/freezer and washing machine
- Bathroom/Wc with white suite and mains fed shower
- Gas central heating, UPVC double glazing
- Tandem driveway with parking for two cars situated to the rear of the property
- Enclosed low maintenance garden to the side elevation

GROUND FLOOR**Hallway 13'6 x 6'7 (4.11m x 2.01m)****Ground Floor Wc 5'4 x 3' (1.63m x 0.91m)****Lounge 16'8 x 9'3 (5.08m x 2.82m)****Dining Kitchen 16'8 x 7'9 (5.08m x 2.36m)****FIRST FLOOR****Landing 6'5 x 3'6 (1.96m x 1.07m)****Bedroom One 10'10 x 9'7 (3.30m x 2.92m)****En-suite 7'11 x 3'2 (2.41m x 0.97m)****Bedroom Two 7'10 x 8'9 (2.39m x 2.67m)****Bedroom Three 7'11 x 7'7 (2.41m x 2.31m)****Bathroom 8'1 x 5'5 (2.46m x 1.65m)****OUTSIDE****Garden Room 11'2 x 11'1 (3.40m x 3.38m)****DISCLAIMERS**

These particulars are produced in good faith and are set out as a general guide only. Please note that all measurements quoted are approximate and are the maximum measurements for the space. Floor plans are for illustrative purposes only. Services have not been tested.



Floor 0 Building 1



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Approximate total area⁽¹⁾
71.3 m²
766 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

