



Wentworth Road  
Kirkby-in-Ashfield NOTTINGHAM



# Wentworth Road Kirkby-in-Ashfield NOTTINGHAM NG17 8NA

for sale guide price  
**£280,000**



## Property Description

Burchell Edwards are proud to present this stunning four bedroom detached family home with a large open driveway and an integral garage, located on Wentworth Road in Kirkby-In-Ashfield.

In short, this property situates in a well presented location having a mixture of great road links and public transport routes, local schools and then a wide range of amenities.

Upon meeting the property you are met with a large open driveway offering parking for multiple vehicles and access to the garage and front porch, then through you have an entrance hallway offering access to a dining room, a large lounge, a downstairs wc and the kitchen.

To the first floor you have four very generously sized bedrooms, with the master having an en-suite and all four having fitted or integral wardrobes.

Then the family bathroom consists of a three piece suite including a bath with an electric shower, a ceramic toilet and ceramic sink.

The rear garden is low maintenance and is privately secured by fencing and a locked side gate, being mainly slabbed and having a loose stoned section to complete.

This property has been well kept throughout with upgrades to the roof and grounds which should be heavily considered when viewing.

Please contact the team on 01623 627727 to arrange a viewing!

## Front Elevation

Standing proud with a large driveway offering parking for multiple vehicles and gated access to the front and to the sides of the boundary is a brick wall with metal fencing and a set mature shrubs and bushes. There is also direct access to the garage.

## Entrance Porch

Upon entry you are met with a UPVC door leading you through to a porch with DG windows to the side elevations and access to;

## Hallway

The entrance hallway, with carpeted flooring and a UPVC door to the porch, understairs storage and a wall mounted radiator.

## W.C

With laminate flooring, a ceramic toilet and ceramic sink basin and a wall mounted towel radiator.

## Dining Room

8' 5" Into recess x 14' Into bay window ( 2.57m Into recess x 4.27m Into bay window )

To the front elevation of the property is a spacious dining room with a bay fronted DG UPVC window, carpeted flooring and a wall mounted radiator.

## Lounge

.11' 11" Into recess x 14' 10" Into recess ( 3.63m Into recess x 4.52m Into recess )

The lounge is located towards the rear of the property and is a generous space, with carpeted flooring fir to complete, a DG UPVC window to the rear elevation of the property and a wall mounted radiator fit to complete.

## Kitchen

15' x 8' 5" ( 4.57m x 2.57m )

The kitchen is already a great space with fully fitted units and integral appliances however, with some scope it could be extended through to the dining room or lounge to create an open plan aspect. As it currently stands there are matching wall and base units for storage, a set of french DG UPVC doors to the rear garden and a DG UPVC window letting in a lot of natural light. The flooring is laminate and the worktops incorporate a ceramic sink with a drainer and UPVC splashbacks. To complete is an integral fridge and freezer, an

electric induction hob with a cooker hood above and an electric oven.

### Bedroom One

15' 1" into recess x 11' 9" ( 4.60m into recess x 3.58m )

Bedroom one is a large double bedroom with carpeted flooring. To the front elevation are a triple set of DG UPVC windows and to complete, there is a wall mounted radiator and fitted wardrobes to complete.

### En-Suite

The en-suite is straight from bedroom one and has a electric walk in shower, a ceramic toilet and ceramic sink basin, a DG opaque window to the side elevation and then vinyl fit flooring to complete.

### Bedroom Two

10' 5" x 8' 7" ( 3.17m x 2.62m )

Bedroom Two is a generous double and has carpeted flooring fit, a DG UPVC window to the rear, a wall mounted radiator and further fitted storage.

### Bedroom Three

8' 6" x 10' 5" ( 2.59m x 3.17m )

Bedroom Three is another generous double and has carpeted flooring, a set of large fitted wardrobes, a wall mounted radiator and a UPVC DG window to the rear elevation.

### Bedroom Four

7' 4" Into recess x 8' 7" Into recess ( 2.24m Into recess x 2.62m Into recess )

Bedroom four is a good sized single with fitted wardrobes, a DG UPVC window to the front elevation and carpeted flooring fir to complete.

### Family Bathroom

The family bathroom consists of a three piece suite, including a ceramic toilet; ceramic sink which sits within a vanity unit then a bath with an electric shower above. The flooring is vinyl and there are tiled walls to splashback then to the rear of the property is a DG opaque window.

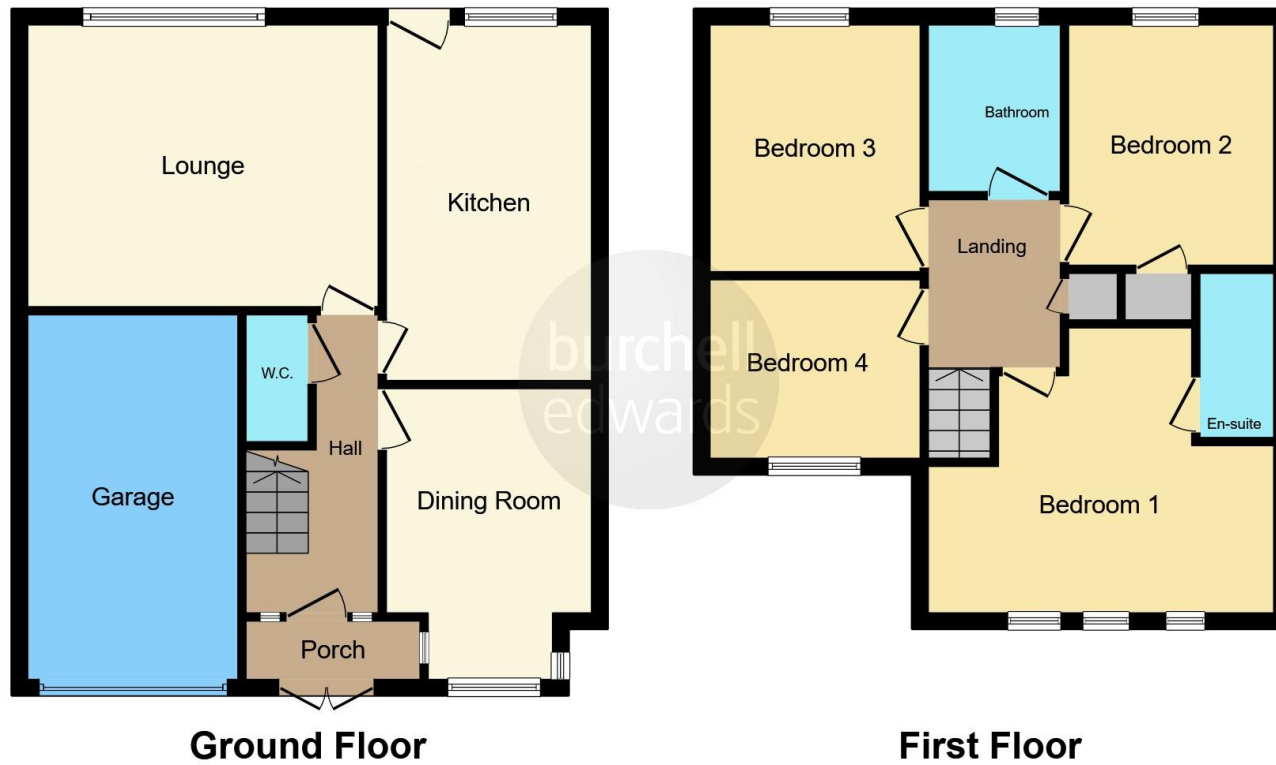
### Rear Elavation

The rear garden is a low maintenance space with loose laid stones and slabs. It is privately fenced off on all sides and a shed to stay.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

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12 Albert Street  
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EPC Rating: C

Tenure: Freehold

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