



Bluebell Grove
Kirkby-In-Ashfield Nottingham

Bluebell Grove Kirkby-In-Ashfield Nottingham NG17 8PD

for sale
£270,000



Property Description

In short, this ideal family home is situated in Kirkby-in-Ashfield, a market town in the Ashfield District of Nottinghamshire and offers a mixture of great road links and public transport routes, east access to local schools, and a wide range of amenities.

Upon entering the property from the front elevation, you are greeted by a spacious entrance area which leads on to the lounge. From here and to the rear of the property you will find a modern and well-presented kitchen with integrated appliances and utility attached. A dining room with French doors onto the rear garden and ground floor WC. To conclude and round to the front of the property is the integral garage for additional storage space or parking.

The first floor comprises of a landing space with loft access and airing cupboard, two good sized double bedrooms and a third smaller double along with a fourth single bedroom. The family bathroom complete with bath and vanity and master en-suite finished with white ceramic suite and walk-in shower complete this excellent home.

Externally, the property offers excellent street appeal with attractively designed brick paved driveway and pebble surround, access via a secure lockable gate to the rear garden and sufficient parking for up to three cars. The rear of the property is matured and landscaped with slabbed patio area, laid to lawn section and trees, shrubs, and bushes.

Contact us on 01623 627727 to arrange a viewing

Entrance Hall

Entry via UPVC double-glazed door, wall mounted radiator with oak engineered wooden flooring to finish.

Cloakroom / Wc

Located on the ground floor the cloakroom consists of vanity wash hand basin and toilet set-up, wall mounted towel radiator, double glazed window to side, part panelled flashback and vinyl floor to finish.

Lounge

15' 9" into bay x 13' 7" into recess (4.80m into bay x 4.14m into recess)

The lounge comprises of double-glazed bay window to front, wall mounted radiator, gas fire with surround and downlights, and oak engineered wooden flooring to finish.

Dining Room

10' 4" plus door recess x 8' 9" (3.15m plus door recess x 2.67m)

The dining room comprises of double-glazed sliding doors to the rear, wall mounted radiator with oak engineered wooden flooring to finish.

Kitchen

10' 4" x 11' 11" into recess (3.15m x 3.63m into recess)

A modern kitchen consisting of matching wall and base mounted units, stainless steel sink and drainer, double-glazed window to rear, wall mounted radiator, two integral electric ovens with cooker hood and electric hob, understairs storage, UPVC clad splashback, and oak engineered wooden floor to finish.

Utility Room

.7' 2" into recess x 6' 6" plus door recess (2.18m into recess x 1.98m plus door recess)

Utility room located to the rear of the property comprises of base units, double-glazed window to rear and UPVC door to side, UPVC clad splash back, wall mounted radiator, boiler and vinyl floor to finish.

Landing

First floor landing leading to loft, with double-glazed window to front, airing cupboard storing water tank and beech engineered flooring to finish.

Bedroom One

12' 11" x 13' 8" into wardrobe (3.94m x 4.17m into wardrobe)

The master bedroom comprises of double-

glazed windows to front, wall mounted radiator, fitted wardrobes, TV aerial point, with beech engineered wood floor to finish.

En-Suite

En-suite situated off the master bedroom includes walk-in shower, ceramic wash-hand basin and toilet with vanity, full height tiling, double glazed window to side, tiled splashback, wall mounted radiator and laminate flooring to finish.

Bedroom Two

10' 10" x 8' 2" (3.30m x 2.49m)

Bedroom two includes double-glazed window to front, wall mounted radiator and beech engineered flooring to finish.

Bedroom Three

8' 4" into recess x 9' 7" into recess (2.54m into recess x 2.92m into recess)

Bedroom three comprises of double-glazed window to rear, double wall mounted radiator, and beech engineered flooring to finish.

Bedroom Four

8' 3" x 8' 1" (2.51m x 2.46m)

Bedroom four includes double-glazed window to rear, double wall mounted radiator, and beech engineered flooring to finish.

Bathroom

The bathroom is finished with a ceramic toilet and sink in vanity, bath with shower over bath, double glazed window to rear, wall mounted towel radiator, shaver point, full height tiled walls, and floor to finish.

Garage

16' at door opening x 8' 1" (4.88m at door opening x 2.46m)

Garage with electric up and over door and concrete floor with rear internal door access to the property.

Front Elevation

To the front of the property is driveway parking for approximately 2-3 cars and dropped curb entry.

Rear Elevation

The rear garden is well maintained with fenced surround and locked gated access, patio area and stepped layout, mainly laid to lawn with matured bushes, shrubs. and trees.

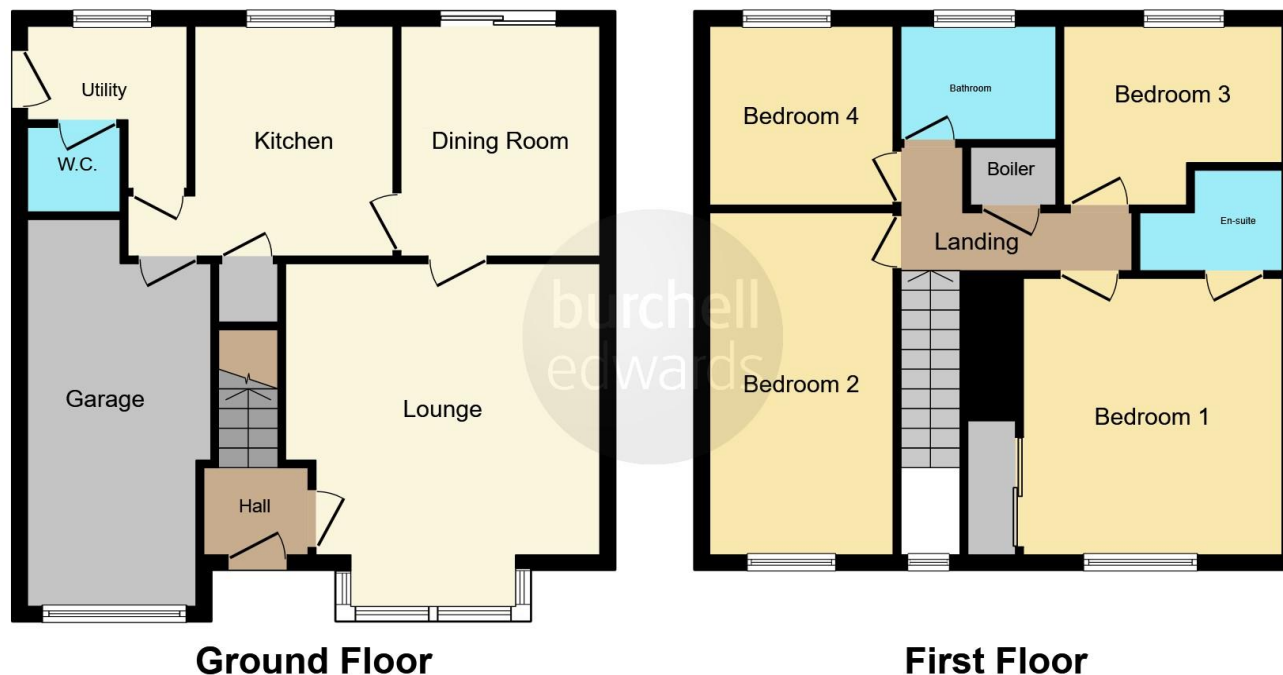
Additional

Front reception room and rear reception room doors are solid oak all other doors are solid pine which have been varnished









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

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 Band: C

Tenure: Freehold

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