



Regent Street  
Kirkby-In-Ashfield Nottingham





# Regent Street Kirkby-In-Ashfield Nottingham NG17 8AY

for sale offers over  
**£250,000**



## Property Description

Regent Street, Kirkby-in-Ashfield, a charming town in the Ashfield district of Nottinghamshire, nestled between Nottingham and Mansfield, with easy access to major roads like the A38 and M1. The town also has a train station, Railway Station, which connects to the wider East Midlands network, and a good mix of local amenities. There are plenty of green spaces too, including Sutton Lawn, parks, sports facilities, and scenic walking areas.

This stunning Three-Bedroom Semi-Detached Home, nestled on a generous plot, offers a perfect blend of spacious living and outdoor charm, also boasting a large rear garden with a lawn, fenced surround, two summer houses, and a shed ideal for outdoor entertaining or family relaxation.

The ground floor features a bright and welcoming lounge, leading into an impressive extended kitchen/diner with ample space for family meals and social gatherings. The property further benefits from a family bathroom and well-sized bedrooms, with the master and second bedrooms offering plenty of space.

Upstairs, the loft space is a fantastic addition, featuring spotlights, a dormer window to the rear, and easy access via a ladder hatch offering potential for further development or simply extra storage.

Externally, the property offers a carport with electrics, ensuring convenient off-road parking. Both the front and rear gardens are well-maintained, adding to the appeal of this lovely home.

## Entrance

Entry via UPVC door, wall mounted radiator, understairs storage, and finished with tiled flooring.

## Lounge

11' 9" x 13' 2" into bay window ( 3.58m x 4.01m into bay window )

The lounge comprises of large, double-glazed bay window to front, wall mounted radiator, fireplace, and carpeted flooring to finish.

## Kitchen/Diner

24' 3" into recess x 17' 10" into recess ( 7.39m into recess x 5.44m into recess )

Extended kitchen with dining area and including matching wall and base mounted units, stainless steel sink and drainer, two double-glazed windows to rear and UPVC door to side, log burner, skylight, and spotlighting, wall mounted radiator, gas hob, cooker hood with integrated electric oven, tiled splashback, and laminate floor to finish.

### First Floor Landing

First floor landing with double-glazed window to side, access to loft and carpet flooring to finish.

### Bedroom One

13' 2" into chimney breast x 10' 9" into bay window (4.01m into chimney breast x 3.28m into bay window)

The master bedroom comprising of double-glazed bay windows to front, wall mounted radiator, with carpeted floor to finish.

### Bedroom Two

11' 2" x 11' 9" into chimney breast (3.40m x 3.58m into chimney breast)

Bedroom two includes double-glazed window to rear, wall mounted radiator, fitted wardrobe, and carpeted floor to finish.

### Bedroom Three

6' 11" x 7' ( 2.11m x 2.13m )

Bedroom three comprises of double-glazed window to front, wall mounted radiator, and carpeted floor to finish.

### Family Bathroom

The bathroom is finished with a ceramic toilet/sink, bath with shower over, double glazed window to side, wall mounted towel radiator, tiled splashback, and carpeted floor to finish.

### Loft Space

Fully boarded with window to the rear. Suitable for additional space or storage.

Agent Note: Unable to access the loft space to measure. Loft space via ladder hatch only. No certification for use as a bedroom.

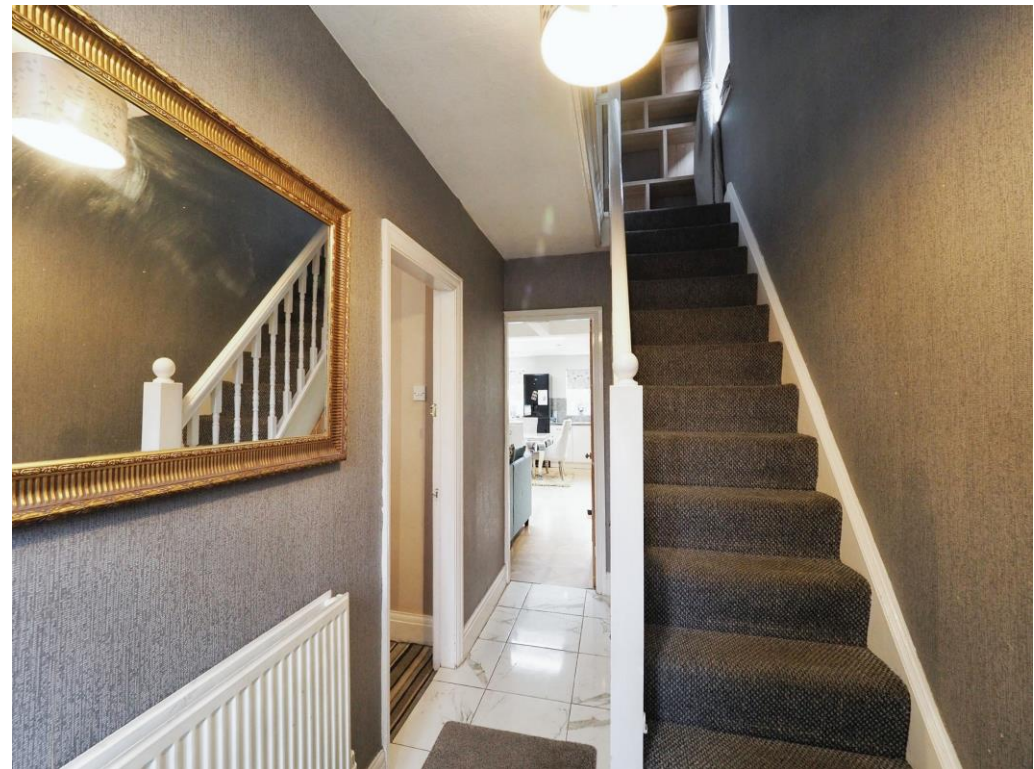
### Front Elevation

Open frontage with concrete driveway leading to carport and front of property.

### Rear Elevation

Generous plot mainly laid to lawn with fenced surround, large summer house and shed, outside toilet and swimming pool.

Agents note: Swimming Pool currently requires work as imploded.















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)

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**EPC Rating: D**

**Council Tax Band B**

**Tenure: Freehold**

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