



Richards Grove
Kirkby-In-Ashfield Nottingham

Richards Grove Kirkby-In-Ashfield Nottingham NG17 8SX

for sale guide price
£365,000



Property Description

Located in the desirable conservation area of Kirkby Cross, this beautifully crafted home offers excellent access to the A38 and falls within the catchment area for local Outstanding Ofsted rated schools such as Orchard Primary and Ashfield Comprehensive School.

Set on a well-proportioned plot, the exterior features a generous driveway, a walled forecourt, recently landscaped and pet-secure private garden, and a rear storage lock-up.

Built in stone to harmonise with the character of the village, the property impresses with a stylish and thoughtfully designed interior. The ground floor offers a welcoming lounge, a convenient cloakroom, and a spacious kitchen/diner with bifold doors leading to the garden. A separate garden room provides flexible space ideal for a home office, gym, or additional storage.

Upstairs, you'll find three generous double bedrooms, with fitted wardrobes to beds one and three. The master bedroom benefits from an ensuite, while a sleek family bathroom completes the upper floor.

This unique and individual property was built by a highly regarded local developer, celebrated for their quality craftsmanship and distinctive designs.

Entrance Hall

Entrance hall includes wall mounted radiator, understairs storage and finished with vinyl flooring.

Cloakroom/Wc

Located on the ground floor, the cloakroom consists of ceramic toilet and sink, wall mounted radiator, tiled splashback, and vinyl floor to finish.

Lounge

12' 4" x 18' 8" (3.76m x 5.69m)
The lounge comprises of double-glazed windows to front and rear, wall mounted radiator, exposed brick fireplace with multifuel burner, and carpet flooring to finish.

Kitchen

23' 11" Plus door recess x 13' (7.29m Plus door recess x 3.96m)
The kitchen includes matching wall and base mounted units complete with Butchers Block worktops, island unit with Granite worktop and inset stainless steel sink and drainer, double-glazed window to front, Bi-Folding doors to rear, wall mounted radiator, integrated washing machine, dishwasher, undercounter fridge, cooker hood with space for large oven, spotlights, downlights, and vinyl floor to finish.

Utility Room

6' 11" x 3' 11" (2.11m x 1.19m)
Utility consists of timber door to rear, matching wall and base mounted units, and vinyl floor.

First Floor Landing

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

Bedroom One

12' 4" into recess x 11' 3" into recess (3.76m into recess x 3.43m into recess)

The master bedroom comprising of double-glazed windows to front, wall mounted radiator, fitted wardrobes creating a walk-in wardrobe area upon entry to the room including spotlights and a window to the rear and finished with carpeted floor.

En-Suite

En-suite situated off the master bedroom includes walk-in shower, ceramic wash-hand basin and toilet, tiled splashback, wall mounted towel radiator, spotlights, double glazed window to rear, with vinyl flooring to finish.

Bedroom Two

12' 5" x 13' (3.78m x 3.96m)

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

Bedroom Three

13' into recess x 11' 1" into recess (3.96m into recess x 3.38m into recess)

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

Bathroom

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

Loft Space

Access via ladder

Externals

To the front of the property, you'll find a brick wall surround with laid to lawn section, driveway that continues to the rear of the property with path leading to a secure gated access to the rear garden.

The rear garden is low maintenance and beautifully presented. Recently landscaped it is mainly laid to lawn with patio seating area, decorative borders, and planting beds. To complete there is access to the rear storage, fence and brick surround and not overlooked by neighbouring properties.

Outhouse

16' 5" x 9' 3" (5.00m x 2.82m)
Brick built with electrics.









Ground Floor



First Floor



Garage

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

To view this property please contact Burchell Edwards on

T 01623 627727
E Mansfield@burchelledwards.co.uk

12 Albert Street
 MANSFIELD NG18 1EB

EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/MFD209100



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MFD209100 - 0004