



Church Hill
Kirkby-in-Ashfield NOTTINGHAM



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Offers Over
£220,000



Property Description

Church Hill, Kirkby-in-Ashfield

Located in the sought-after area of Church Hill, Kirkby-in-Ashfield, this well-presented three-bedroom semi-detached home offers spacious and practical living, ideal for families or first-time buyers.

The ground floor features a bright and airy lounge/diner, perfect for entertaining or relaxing, kitchen with ample storage, and a convenient ground floor WC and utility area.

Upstairs, you'll find three well-proportioned bedrooms along with a contemporary family bathroom.

Externally, the front of the property benefits from a lawned garden, gated access, and a carport, providing added security, storage, and off-road parking. The rear garden offers a patio and lawned garden - ideal for outdoor dining and family time - plus an additional carport.

Key features include off-street parking, no onward chain, a spacious lounge/diner, and the added benefit of an EV charging point.

This is a fantastic opportunity to purchase a move-in-ready home in a popular location - early viewing is highly recommended.

Entrance Hall

Entry via UPVC door, wall mounted radiator, understairs storage and carpeted floor to finish.

Lounge/Diner

11' 7" into chimney breast x 27' 7" into bay window (3.53m into chimney breast x 8.41m into bay window)

The lounge comprises of double-glazed bay windows to front and rear, two wall mounted radiators, log burner, and carpeted flooring to finish.

Kitchen

7' 9" x 8' 4" (2.36m x 2.54m)

The kitchen includes matching wall and base mounted units, stainless steel sink and drainer, double-glazed window to side, cooker hood, tiled walls, and vinyl floor to finish.

Utility

Located to the rear of the property the porch is accessed via a double-glazed sliding door and consists of wall mounted radiator, double glazed window to rear and vinyl floor to finish with access to WC and currently used as a utility space.

WC

WC with double glazed window to side, splashback, ceramic toilet and sink, and tiled floor to finish.

First Floor Landing

Double glazed window to side and carpeted floor to finish.

Bedroom One

14' 8" into bay window x 11' 7" into recess (4.47m into bay window x 3.53m into recess)

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

Bedroom Two

11' 7" x 11' 11" into recess (3.53m x 3.63m into recess)

Bedroom two includes double-glazed window to rear overlooking views to the back of the property, wall mounted radiator, and carpeted floor to finish.

Bedroom Three

7' 5" x 7' 6" (2.26m x 2.29m)

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

Bathroom

The bathroom is finished with a ceramic toilet/sink in vanity, bath with waterfall shower over, two double glazed windows to side, wall mounted radiator, boiler in cupboard and tiled floor to finish.

Loft Space

Mainly boarded with electrics

Externals

To the front of the property is a laid to lawn area with gates access, and carport with EV charging point and offering off road parking to up to two cars.

The rear garden consists of slabbed patio, mainly laid to lawn with fenced surround, access to the car port from rear, and outside tap.

Car Port

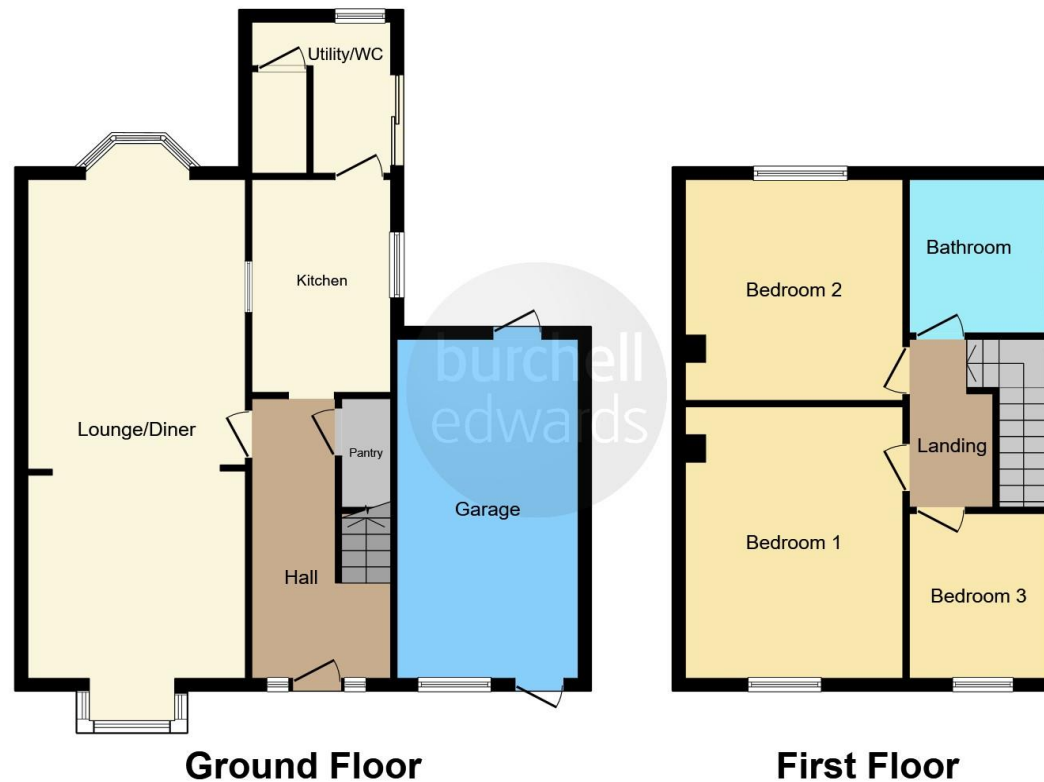
9' 8" x 17' (2.95m x 5.18m)

The car port which is ideal for storage has wooden door to front and rear, electrics, and access to the rear garden.









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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EPC Rating: D Council Tax
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Tenure: Freehold

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