



Franderground Drive  
Kirkby-in-Ashfield NOTTINGHAM



# Franderground Drive Kirkby-in-Ashfield NOTTINGHAM NG17 8QE

for sale offers over  
**£230,000**



## Property Description

Beautiful three-bedroom detached home situated on the sought-after Franderground Drive in Kirkby-in-Ashfield, this well-presented family home offers spacious, modern living ideal for families or professionals alike.

The ground floor boasts a welcoming lounge, a dedicated dining room, a well-equipped kitchen, separate utility room, and a convenient WC—perfect for day-to-day living and entertaining guests.

Upstairs, you'll find three generously sized bedrooms, including a master bedroom with en-suite, and a stylish family bathroom.

Outside, the front elevation features off-road parking for two vehicles and a single garage, ensuring ample storage and convenience. To the rear, a well-maintained lawn and patio area provide excellent outdoor space, complemented by a versatile external office—ideal for home working or a creative studio.

This attractive home offers three bedrooms including a master en-suite, off-road parking, a garage, a private rear garden, and a fully functional external office space, all in a desirable residential location. Families will appreciate that the property falls within the catchment area of Orchard Primary School and Nursery—serving children within a close radius—and Ashfield Comprehensive School, which draws pupils from several local feeder schools including Orchard itself.

Don't miss the opportunity to make this versatile and beautifully maintained property your next home. Early viewing is highly recommended!

## Entrance Hall

Entry via UPVC double-glazed door, double-glazed window to side, finished with carpet flooring.

## Lounge

13' into recess x 10' 7" into recess ( 3.96m into recess x 3.23m into recess )

The lounge comprises of double-glazed window to front, wall mounted radiator, fireplace with marble surround and gas connection off, understairs storage and carpet flooring to finish.

## Kitchen

9' 1" x 8' ( 2.77m x 2.44m )

The kitchen includes matching wall and base mounted units, composite sink and drainer, double-glazed window to side, electric oven, gas hob, cooker hood, tiled splashback, and vinyl floor to finish.

## Dining Room

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

The dining room comprises of double-glazed bay window to the rear, wall mounted radiator with carpet flooring to finish.

## Cloakroom Wc

WC consists of ceramic toilet and sink, tiled splashback, wall mounted radiator, double glazed window to side and vinyl floor to finish.

## Utility Room

.4' 9" x 4' 9" ( 1.45m x 1.45m )

Utility room located to the rear of the property comprises of door to rear garden, plumbing, boiler with vinyl floor to finish.

## First Floor Landing

First floor landing with access to loft and carpet flooring to finish.

## Bedroom One

11' 9" into recess x 10' 4" into recess ( 3.58m into recess x 3.15m into recess )  
The master bedroom comprising of double-glazed windows to rear, wall mounted radiator, with carpeted floor to finish.

## En-Suite

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

## Bedroom Two

10' 7" x 11' 4" ( 3.23m x 3.45m )  
Bedroom two includes double-glazed window to front, wall mounted radiator, fitted wardrobe, and carpeted floor to finish

## Bedroom Three

6' 3" x 10' ( 1.91m x 3.05m )  
Bedroom three includes double-glazed window to rear, wall mounted radiator, and carpeted floor to finish

## Bathroom

The bathroom is finished with a ceramic toilet/sink, bath with shower over bath, double glazed window to rear, wall mounted radiator, and vinyl floor to finish.

## Loft Space

Ladder to hatch access.

## Garage

17' x 8' 2" ( 5.18m x 2.49m )  
Sheet up and over door also housing consumer unit

## Office

7' 9" x 10' ( 2.36m x 3.05m )  
External build with outside lights, own consumer unit, armoured cable electrics, outside socket, UPVC French doors, wall mounted electric radiator.

## Externals

To the front of the property, you'll find off road parking for up to two cars, access to the garage, two outside sockets, and access to the rear via a side lockable gate.

The rear garden offers laid to lawn area with slabbed patio, fenced surround, and office.









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.focalegent.com](http://www.focalegent.com)

To view this property please contact Burchell Edwards on

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12 Albert Street  
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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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