



Madejski Way
Kirkby-In-Ashfield Nottingham



Madejski Way Kirkby-In-Ashfield Nottingham NG17 8SR

for sale
£210,000



Property Description

An excellent chance to acquire this stylish and contemporary three-bedroom end townhouse, boasting a beautifully landscaped rear garden with a desirable south-west orientation.

Constructed in 2018 by Westerman Homes, this modern home forms part of a small row of three properties and is tucked away on a quiet cul-de-sac close to the A38, offering easy access to local amenities.

The interior is presented in pristine condition, enhanced by neutral tones and modern finishes throughout. The accommodation benefits from gas central heating with Hive controls and UPVC double glazing. The layout includes an entrance hall, a ground floor WC, a well-equipped kitchen with integrated appliances, and a spacious open-plan lounge/dining area with French doors leading to the garden. Upstairs, the landing provides access to a master bedroom with en suite, two additional bedrooms, and a family bathroom.

This property is perfectly suited to first-time buyers, professionals, investors, or anyone seeking a low-maintenance modern home in a convenient location.

Externally, the front of the property features a low-maintenance gravel garden with a limestone pathway leading to the entrance. To the side, a tandem-length driveway offers ample parking and includes a gated entry to the rear. The generous rear garden is a standout feature, designed with a south-westerly aspect and comprising an expansive limestone patio, lawn, large storage shed, and secure fenced boundaries.

Entrance Hall

The entrance hall consists of wall mounted radiator, laminate floor and stairs to the first-floor landing.

Cloakroom / Wc

The cloakroom, located on the ground floor offers modern two-piece white ceramic suite comprising a low flush WC. Pedestal wash hand basin with mixer tap and tiled splashback. wall mounted radiator, laminate floor, consumer unit and double-glazed window to the front elevation.

Kitchen

The kitchen benefits from high gloss modern matching wall and base mounted units with brushed metal handles and under lighting, wood style laminate work surfaces above. Inset sink with drainer and chrome mixer tap. Integrated electric oven, four ring induction hob and stainless-steel extractor hood above. Integrated dishwasher and integrated fridge/freezer. Plumbing for a washing machine. Laminate floor, radiator, and double-glazed window to the front elevation.

Lounge/Diner

The lounge and dining area is open-plan and consisting of a log burner style electric fire, laminate floor, two radiators, understairs storage cupboard, double glazed window to the rear elevation and French doors leading out onto the limestone patio.

First Floor Landing

Landing to bedrooms and family bathroom, with wall mounted radiator and built-in storage cupboard.

Bedroom One

Bedroom one with wall mounted radiator and double-glazed window to the rear elevation.

En Suite

Having a modern three-piece white ceramic suite with chrome fittings comprising a of tiled shower enclosure. Pedestal wash hand basin with mixer tap. Low flush WC. Contemporary heated towel rail, shaver point, extractor fan and double-glazed window to the side elevation.

Bedroom Two

Bedroom two with wall mounted radiator and double-glazed window to the front elevation.

Bedroom Three

Bedroom three with wall mounted radiator and double-glazed window to the rear elevation.

Family Bathroom

The family bathroom offers a modern three-piece white ceramic suite comprising a panelled bath with mixer tap. Wall hung wash hand basin with mixer tap. Low flush WC. Wall mounted radiator, part tiled walls, extractor fan, shaver point and double-glazed window to the front elevation.

External

Externally, the property benefits from a low maintenance front garden laid to gravel with a limestone path leading to the front entrance door. There is a tandem length driveway to the side of the property with a gate at the end providing access to the rear garden.

To the rear of the property there is a good-sized landscaped rear garden enjoying a south westerly facing aspect with an extensive limestone patio, lawn, a large shed and fenced boundaries to all sides.

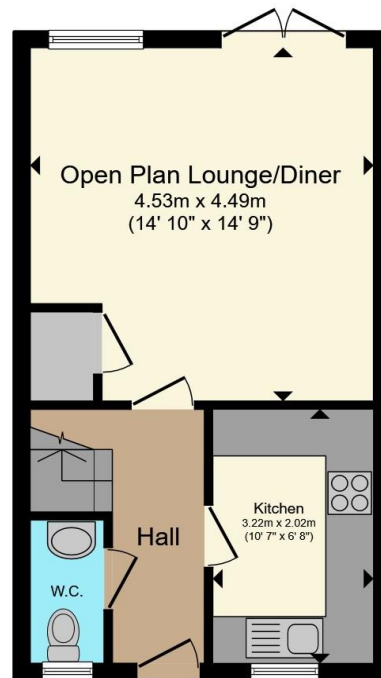
Agent Note

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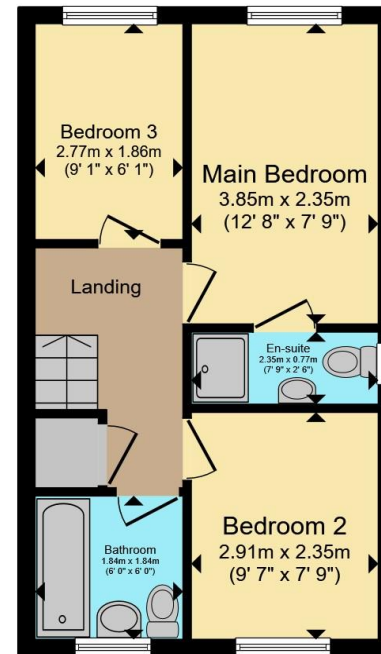








Ground Floor



First Floor

Total floor area 68.0 m² (732 sq.ft.) approx

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.propertybox.io



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EPC Rating: B Council Tax
 Band: B

Tenure: Freehold

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