



**28 Pennyroyal Way, Kirkby-in-Ashfield,
Nottingham, Nottinghamshire, NG17 8SE**

£295,000

Tel: 01623 626990

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Detached House
- En Suite & Family Bathroom
- Lounge Open Plan to Dining Area
- Low Maintenance Landscaped Gardens
- Established Location
- Four Bedrooms
- Kitchen with Integrated Appliances
- Driveway & Single Garage
- Close to Transport Network
- Viewing Highly Recommended

A modern four bedroom detached house positioned on the edge of this established development in a lovely position within walking distance to Hornbeam Park Play Area.

The property was built in 2014 and is presented in immaculate condition throughout with gas central heating and UPVC double glazing. The layout of living accommodation comprises an entrance hall, downstairs WC, a superb open plan lounge and dining area with French doors and a kitchen with integrated appliances. The first floor galleried landing leads to a master bedroom with an en suite. There are three further bedrooms and a family bathroom.

OUTSIDE

The property has well maintained, low maintenance, landscaped gardens with a gravel frontage adjacent to a driveway which leads to a single garage. To the rear of the property, there is artificial turf, paving slabs and gravel and a variety of plants and shrubs, including a pear tree. A side gate leads to a shared pathway leading to gate at the front.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

With radiator.

DOWNSTAIRS WC

6'7" x 3'4" (2.01m x 1.02m)

Having a low flush WC. Wash hand basin with chrome taps. Tiled floor and radiator.

LOUNGE

17'7" x 9'9" (5.36m x 2.97m)

A superb open plan living space with useful understairs storage cupboard, stairs to the first floor landing and double glazed window to the front elevation. Open plan to:

DINING AREA

10'9" x 8'10" (3.28m x 2.69m)

With radiator and French doors leading out onto the rear garden.

KITCHEN

10'10" x 8'10" (3.30m x 2.69m)

Having modern high gloss white cabinets comprising wall cupboards, base units and drawers complemented by wood effect laminate work surfaces. Inset 1 1/2 bowl stainless steel sink with drainer and chrome swan neck mixer tap. There are a range of integrated appliances to

include a dishwasher, fridge/freezer, double oven and a five ring stainless steel gas hob with stainless steel extractor hood above. Tiled floor, six ceiling spotlights, double glazed window to the rear elevation and composite door leading out onto the rear garden.

FIRST FLOOR GALLERIED LANDING

13'9" x 7'11" (4.19m x 2.41m)

With radiator, loft hatch and airing cupboard housing the pressurised hot water cylinder.

BEDROOM 1

15'5" x 8'10" (4.70m x 2.69m)

Having a double and single fitted wardrobe. Radiator and two double glazed windows to the front elevation.

EN SUITE

6'7" x 5'6" (2.01m x 1.68m)

Having a modern three piece white suite comprising a tiled shower cubicle. Pedestal wash hand basin with mixer tap. Low flush WC. Chrome heated towel rail, tiled floor, part tiled walls, extractor fan, five ceiling spotlights and double glazed window to the front elevation.

BEDROOM 2

10'5" x 8'11" (3.18m x 2.72m)

Having a single built-in wardrobe. Radiator and double glazed window to the rear elevation.

BEDROOM 3

8'11" x 8'5" (2.72m x 2.57m)

With radiator and double glazed window to the rear elevation.

BEDROOM 4

8'0" x 7'0" (2.44m x 2.13m)

With radiator and double glazed window to the front elevation.

FAMILY BATHROOM

8'3" max x 4'11" (2.51m max x 1.50m)

Having a modern three piece white suite comprising a panelled bath with mixer tap and shower attachment. Pedestal wash hand basin with mixer tap. Low flush WC. Chrome heated towel rail, four ceiling spotlights, extractor fan, chrome heated towel rail and obscure double glazed window to the side elevation.

ATTACHED SINGLE GARAGE

15'10" x 7'10" (4.83m x 2.39m)

Equipped with power and light. Up and over door.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

All mains services are connected.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

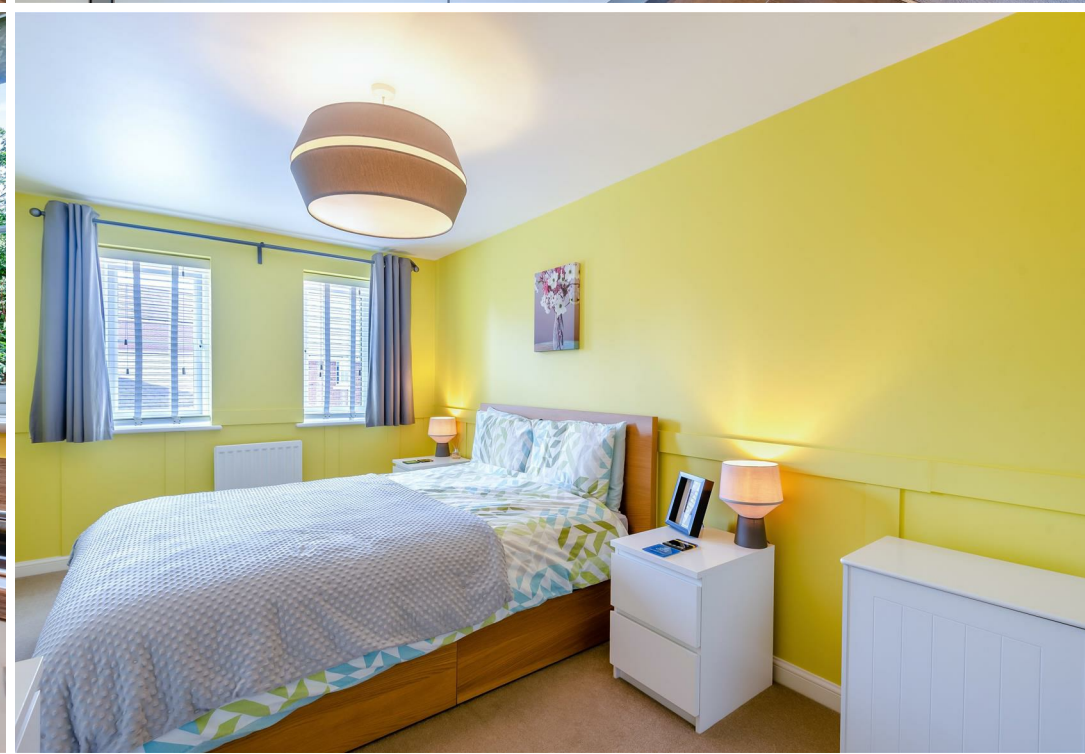
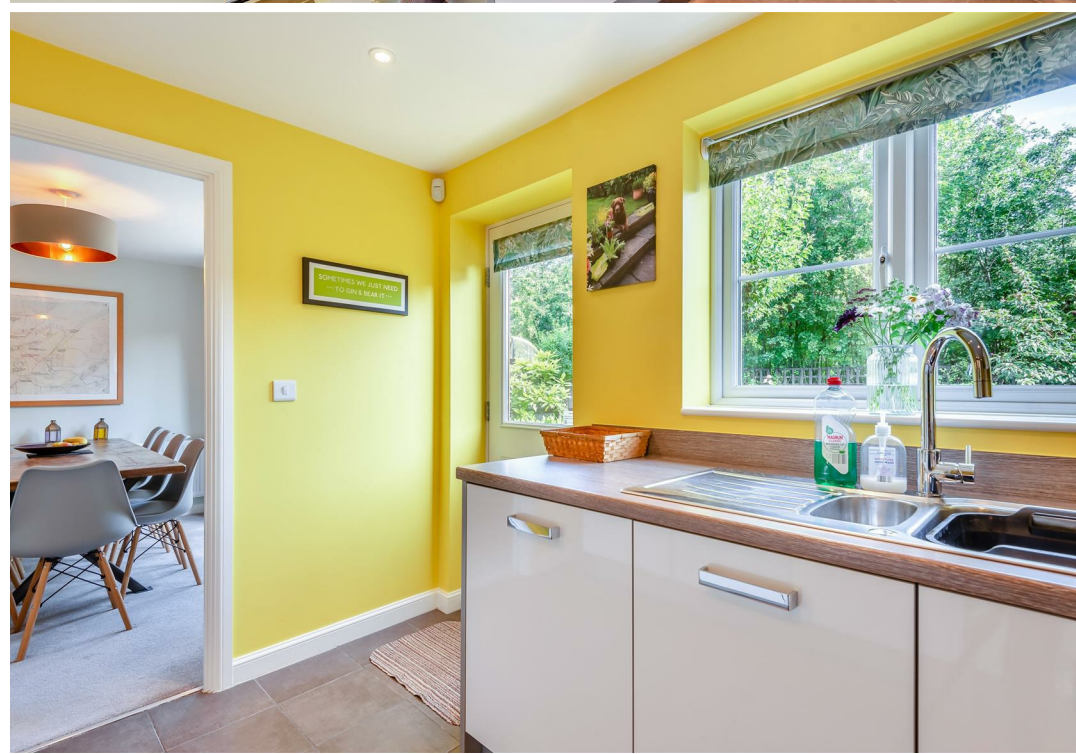
FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.

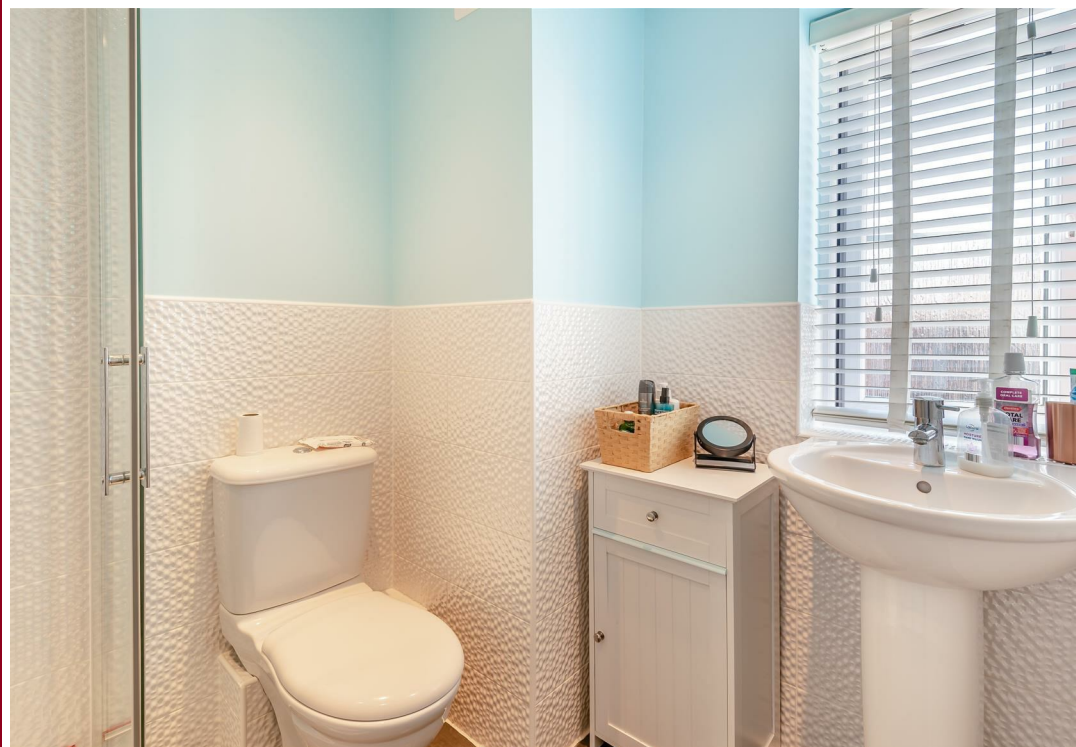








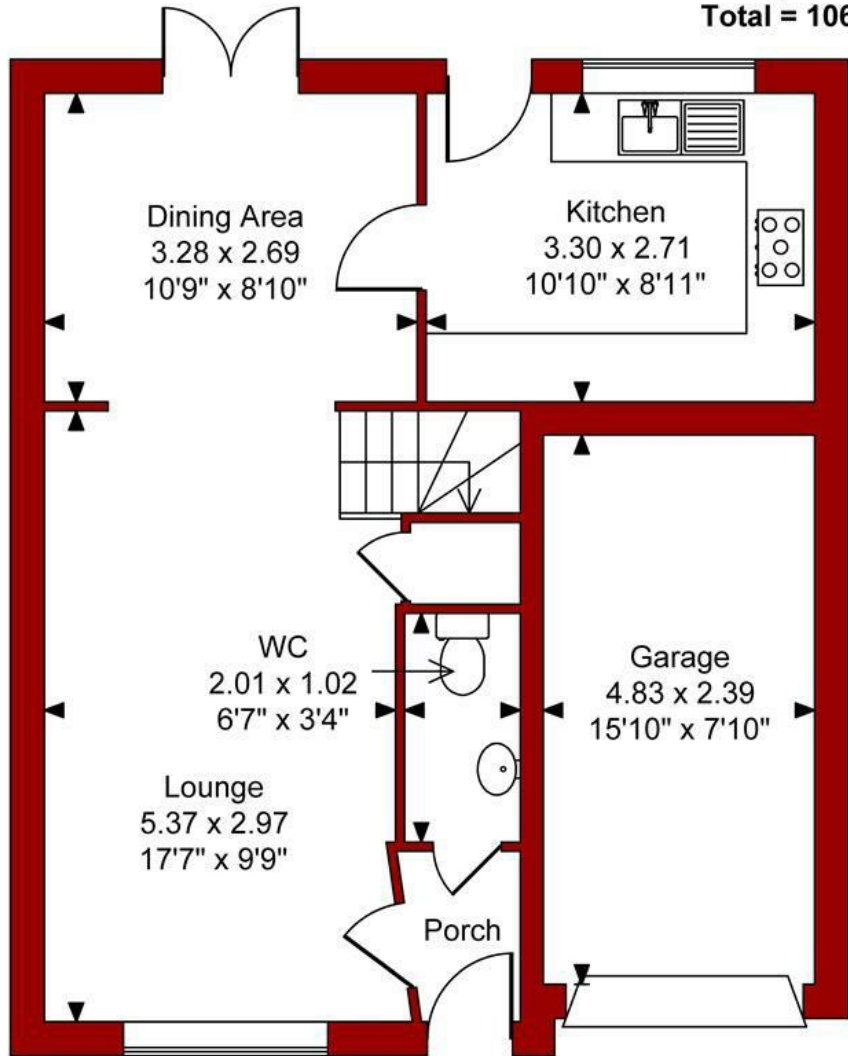




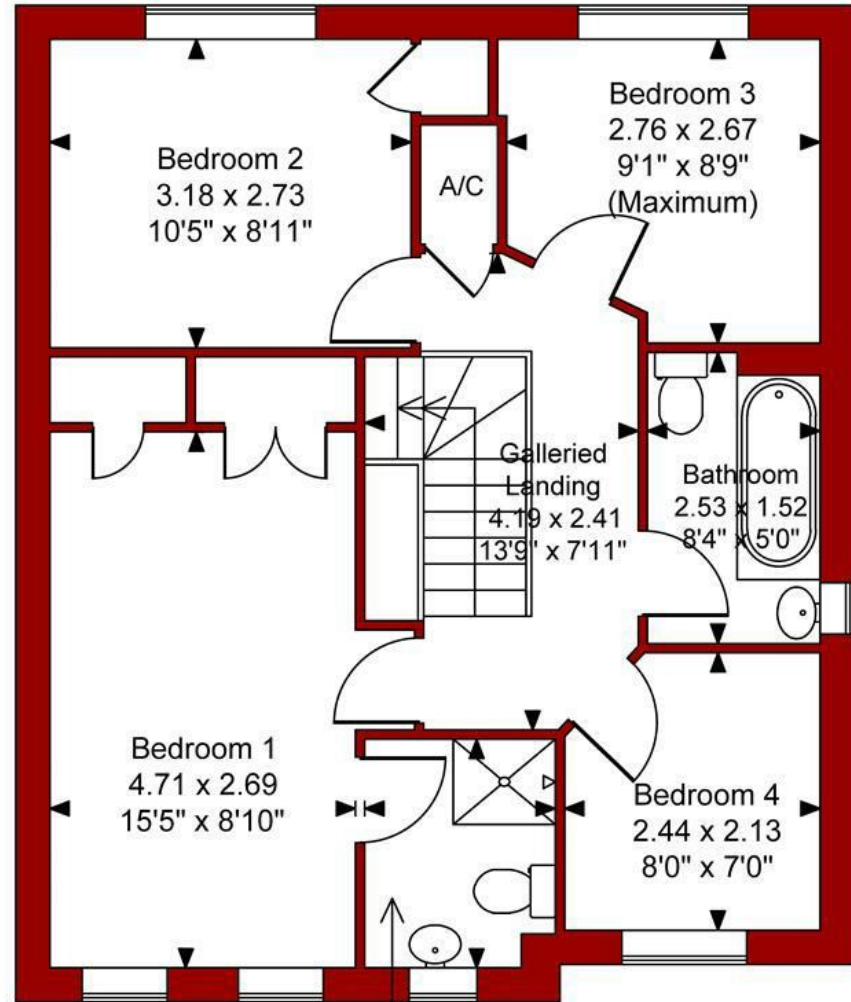




Pennyroyal Way, Kirkby-in-Ashfield
Approximate Gross Internal Area
Main House = 94 SQ M/1009 SQ FT
Garage = 12 SQ M/128 SQ FT
Total = 106 SQ M/1137 SQ FT



Ground Floor



First Floor

En Suite
 2.01 x 1.68
 6'7" x 5'6"

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

1 Albert Street,
Mansfield NG18 1EA
Tel: 01623 626990
Email: mansfield@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers