



91 Greenacres, Kirkby-In-Ashfield

£175,000 Freehold

Semi-Detached Bungalow • Two Double Bedrooms • Spacious Living Room • Modern Fitted Kitchen •
Conservatory • Three-Piece Bathroom Suite • Well-Maintained Gardens • Detached Garage • Quiet Location •
Must Be Viewed



Guide Price: £175,000 – £185,000

AS GOOD AS NEW...

This well maintained two bedroom semi-detached bungalow is offered to the market in a genuine move straight in condition, having been comprehensively improved throughout to a high standard. The property has benefited from a range of recent upgrades including a modern fitted kitchen, a contemporary bathroom suite, new internal doors, a new roof and a conservatory finished with a fireproof roof, creating a comfortable additional living space that can be enjoyed all year round. Ideal for buyers looking for ease, comfort and minimal upkeep, this home is ready for you to drop your bags and settle straight in. The internal accommodation comprises an entrance porch leading into a spacious living room, a modern kitchen with ample storage and workspace, two generous double bedrooms and a stylish bathroom suite, with the conservatory providing a pleasant outlook over the rear garden. Outside, the property enjoys well kept gardens to both the front and rear, offering attractive yet practical outdoor spaces, along with access to a single detached garage. Situated in the popular town of Kirkby in Ashfield, the bungalow is well placed for a range of local shops, amenities and green spaces, while also benefiting from excellent transport links, including nearby road connections and rail services, making it a convenient and well connected place to call home.

MUST BE VIEWED

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



ACCOMMODATION

Entrance Porch

4' 2" x 3' 3" (1.27m x 1.00m)

The entrance hall has a bespoke built coat rack with a seat and a single UPVC door providing access into the accommodation.

Kitchen

9' 0" x 7' 11" (2.74m x 2.42m)

The kitchen has a range of fitted base and wall units with squared-edge worktops, a stainless steel sink and a half with a swan neck mixer tap and drainer, an integrated oven, a four-ring gas hob with an extractor hood, an integrated dishwasher, space and plumbing for a washing machine, tiled splashback, vinyl flooring, a radiator, recessed spotlights, a UPVC double-glazed window, and a single UPVC door via the entrance porch.

Hall

5' 7" x 2' 7" (1.70m x 0.79m)

The inner hall has carpeted flooring, an in-built cupboard, and a UPVC double-glazed window.

Living Room

16' 10" x 12' 0" (5.14m x 3.65m)

The living room has a UPVC double-glazed window, carpeted flooring, a TV point, a radiator, coving to the ceiling, a ceiling rose, and a feature fireplace with a tiled surround.

Hall

5' 9" x 2' 10" (1.74m x 0.87m)

The inner hall has carpeted flooring and access into the loft.

Master Bedroom

9' 11" x 12' 10" (3.01m x 3.90m)

The main bedroom has a UPVC double-glazed window, carpeted flooring, a radiator, coving to the ceiling, and fitted wardrobes with over-the-bed storage cupboards.

Bedroom Two

10' 1" x 9' 9" (3.07m x 2.98m)

The second bedroom has a UPVC double-glazed window, carpeted flooring, coving to the ceiling, a radiator, and an internal door leading into the conservatory.

Conservatory

9' 0" x 5' 4" (2.75m x 1.63m)

The conservatory has wood-effect flooring, a radiator, exposed brick walls, a polycarbonate roof, a range of UPVC double-glazed windows, and a single UPVC door.

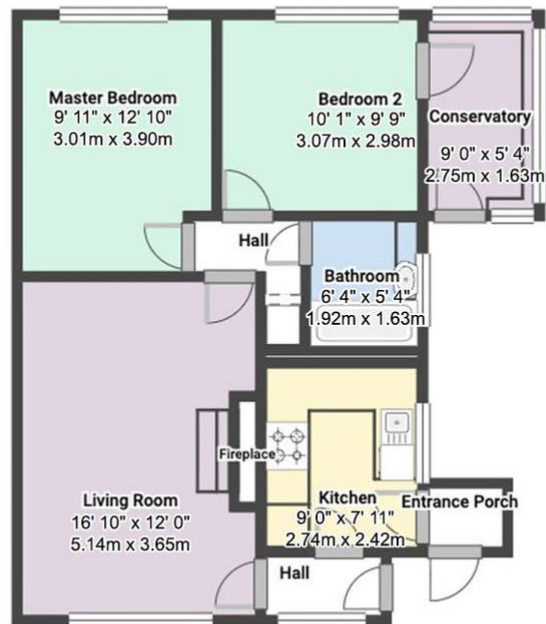
Bathroom

6' 4" x 5' 4" (1.92m x 1.63m)

The bathroom has a concealed dual flush WC combined with a wash basin and fitted cupboard, an L-shaped bath with an overhead rainfall shower head, a handheld shower head and a shower screen, a vertical radiator, waterproof splashback, recessed spotlights, and a UPVC double-glazed obscure window.

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They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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