







# 3 Woodland Walk, Kirkby-In-Ashfield

## £130,000 Freehold

Council Tax band: A

Tenure: Freehold

This inviting three bedroom semi-detached house offers a perfect blend of comfort and practicality, ideal for families seeking spacious and modern living. The home boasts a bright and airy reception room with a large bow window that fills the space with natural light and an adjacent woodland view.. The generously sized kitchen features many units, extensive countertop space, and multiple large windows with vertical blinds, creating a welcoming environment for cooking and dining. A well-lit hallway and carpeted staircase lead to three bedrooms, two benefiting from built-in storage and ample natural light, providing functional and comfortable retreats. The family bathroom is designed for efficient use of space, with a compact layout and a bright atmosphere.

Additional features include laminate flooring throughout the main living areas for easy maintenance, a modern boiler for efficient heating, and ample off-road parking on a private courtyard leading to a spacious Lean-to. The property boasts several outdoor spaces, including a charming front garden, an enclosed rear garden with a decked area, patio, storage block built outbuilding, and a well-maintained lawn adjacent to natural woodland. A secure entrance and covered outdoor area offer practical utility and peace of mind. This property combines modern convenience, abundant natural light, and versatile living spaces - contact us today to arrange your viewing and experience all it has to offer.





**Lounge**
15' 5" x 11' 11" (4.70m x 3.64m)
A welcoming and comfortable reception room featuring an attractive bow window overlooking the garden, allowing natural light to fill the space. The room benefits from a central heating radiator, fitted carpet, decorative dado rail and a feature wallpapered wall, creating an inviting setting for relaxation.




**Kitchen / diner**
11' 1" x 8' 5" (3.38m x 2.56m)
The kitchen extends into a spacious dining area, providing an ideal setting for family meals and entertaining. Woodgrain-effect sliding patio doors provide access to the outside, whilst a central heating radiator and continuation of the laminate flooring complete the room.

**Kitchen**
11' 11" x 8' 10" (3.64m x 2.69m)
A generously proportioned breakfast kitchen fitted with a comprehensive range of wall and base units, complemented by ample worktop space and tiled splashbacks. The kitchen incorporates a stainless steel sink and drainer, along with a combination boiler serving the central heating system. Additional features include laminate flooring and useful understairs storage.




**Groun Floor WC / Cloakroom**
26' 3" x 7' 4" (8.00m x 2.23m)
A convenient ground floor cloakroom fitted with a low-level flush WC and wall-mounted wash hand basin. The room also benefits from a tiled floor and neutral décor.









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PINEWOOD


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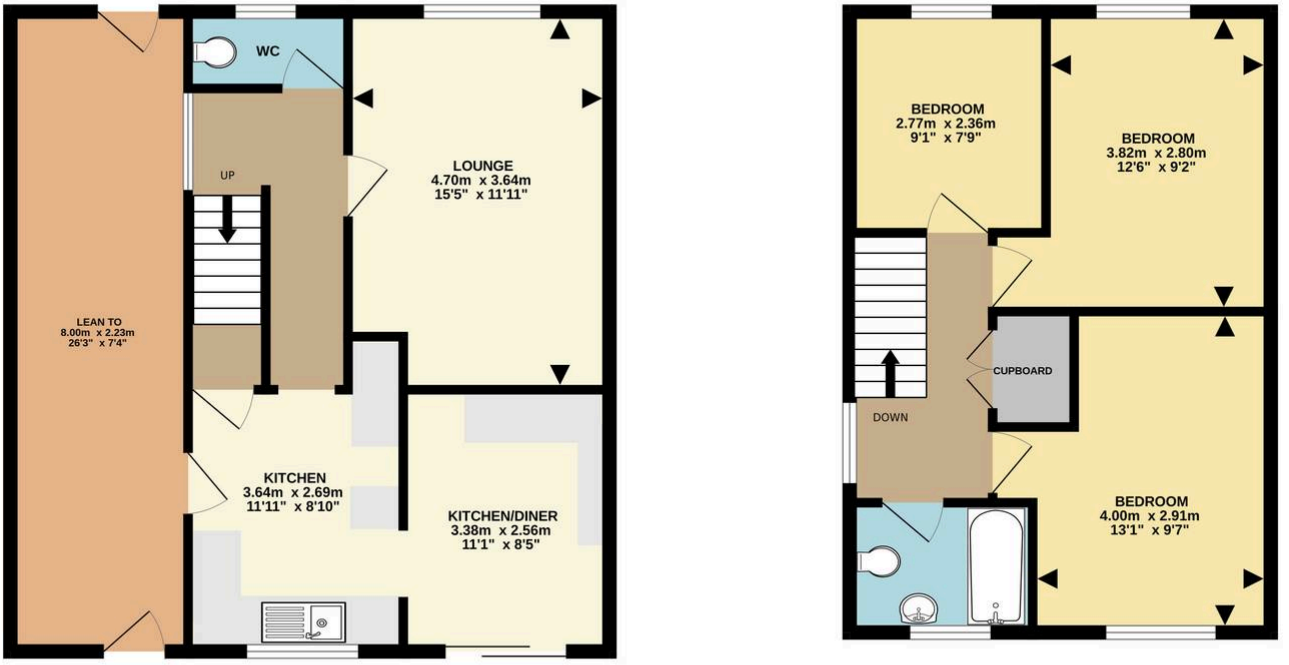

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GROUND FLOOR
59.6 sq.m. (641 sq.ft.) approx.

1ST FLOOR
40.7 sq.m. (438 sq.ft.) approx.




TOTAL FLOOR AREA : 100.3 sq.m. (1079 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

