



Swan Grove
Kirkby-In-Ashfield Nottingham

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Swan Grove Kirkby-In-Ashfield Nottingham NG17 8SG

for sale offers over
£210,000



Property Description

Situated on the sought-after Swan Grove in Kirkby-in-Ashfield, this modern and well-presented three-bedroom semi-detached property offers spacious accommodation, driveway parking and a beautifully maintained rear garden, making it an ideal home for families and professionals alike.

The ground floor comprises a welcoming entrance hall, convenient WC/cloakroom and a bright living room featuring French patio doors opening onto the rear garden. The spacious kitchen/diner is fitted with a range of modern wall and base units and benefits from integrated appliances including a fridge-freezer, and washing machine, along with useful pantry storage.

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with fitted wardrobes and a modern en-suite shower room. The remaining bedrooms are served by a family bathroom fitted with a bath and shower attachment.

Externally, the property benefits from a driveway providing off-road parking for two vehicles. To the rear is an enclosed garden featuring a patio area, lawn, artificial turf, summer house and shed, providing an excellent space for relaxing and entertaining.

Located within easy reach of local amenities, schools and transport links, this fantastic home must be viewed to be fully appreciated.

Entrance Hall

Entered via a composite entrance door, the hallway features laminate flooring, a wall-mounted radiator, useful storage cupboard and stairs rising to the first-floor accommodation.

Living Room

A bright and welcoming reception room with carpeted flooring, wall-mounted radiator and a double glazed window to the front elevation. French patio doors provide access to the rear garden and allow plenty of natural light.

Kitchen / Diner

Fitted with a range of matching wall and base units with complementary work surfaces over. The kitchen incorporates an inset stainless steel sink and drainer, gas hob with cooker hood above, electric oven, integrated fridge-freezer, and washing machine with space and plumbing for a dishwasher. Further benefits include vinyl flooring, glass splashback, wall-mounted radiator, understairs pantry storage, double glazed window to the front elevation and a UPVC door leading to the rear garden.

Wc / Cloakroom

Convenient ground floor cloakroom fitted with a low-level WC and wash hand basin. Finished with vinyl flooring, tiled splashback, wall-mounted radiator and an opaque double glazed window to the side elevation.

First Floor Landing

Carpeted landing with wall-mounted radiator, loft access and doors leading to all first-floor rooms.

Bedroom One

A spacious principal bedroom featuring carpeted flooring, wall-mounted radiator, two double glazed windows to the front elevation and fitted wardrobes.

En-Suite

Comprising a low-level WC, wash hand basin and walk-in shower. Finished with vinyl flooring, tiled splashbacks, wall-mounted radiator, shaving point and an opaque double glazed window to the front elevation.

Bedroom Two

A well-proportioned bedroom with carpeted flooring, wall-mounted radiator, double glazed window to the front elevation and useful storage cupboard/wardrobe.

Bedroom Three

A comfortable third bedroom featuring carpeted flooring, wall-mounted radiator and a double glazed window overlooking the rear garden.

Bathroom

Fitted with a low-level WC, wash hand basin and bath with shower attachment over. Complemented by vinyl flooring, tiled splashbacks, wall-mounted radiator, shaving point and an opaque double glazed window to the rear elevation.

Loft Space

Accessed via a loft ladder hatch, the loft is partially boarded, providing useful storage space.

Externals

Front

Concrete driveway to the side of the property providing off-road parking for two vehicles, with gated access leading to the rear garden.

Rear Garden

Enclosed rear garden featuring a slabbed patio seating area, lawn and low-maintenance artificial turf. Further benefits include fenced boundaries, side gated access, outside tap, summer house and garden shed.









Ground Floor



First Floor

Total floor area 105.8 m² (1,138 sq.ft.) approx

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To view this property please contact Burchell Edwards on

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EPC Rating: B Council Tax
 Band: B

Tenure: Freehold

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