



Orchard Road  
Kirkby-in-Ashfield NOTTINGHAM

burchell  
edwards

# Orchard Road Kirkby-in-Ashfield NOTTINGHAM NG17 8JX

for sale offers over  
**£300,000**



## Property Description

Situated on Orchard Road in Kirkby-in-Ashfield, this recently renovated three-bedroom home is beautifully presented throughout and finished to a high specification.

An inviting entrance hall with engineered oak flooring and handy downstairs storage leads through to a spacious open plan lounge and dining area, featuring two bay windows to the front, contemporary spotlights and twin radiators, creating a bright and welcoming living space. To the rear, the modern kitchen provides tiled flooring, spotlighting and a range of matching wall and base units with an inset composite sink. Integrated appliances include a dishwasher, electric oven, hob, cooker hood and fridge freezer, with the boiler neatly positioned. A separate utility room adds further practicality with additional units, plumbing/electrics and a door out to the garden, while the ground floor is completed by a cloakroom/WC.

Upstairs, the landing enjoys natural light from a rear window and leads to three well-proportioned bedrooms, including a front facing main bedroom with TV point and a second bedroom with fitted wardrobes and loft access. The bathroom is fitted with a bath and shower over, vanity wash basin, towel radiator, and finished with spotlights.

Outside, the front offers off road parking for up to three vehicles, garage, with lawn and stone sections, while the rear garden is mainly laid to lawn with decking and secure fencing, providing a well presented, low-maintenance outdoor space.

## Entrance Hall

Accessed via a UPVC side entrance door, the welcoming hall features an engineered oak floor, a wall-mounted radiator and useful downstairs storage.

## Cloakroom / Wc

Fitted with a ceramic WC and finished with a tiled floor, with a double glazed opaque side window providing natural light and privacy.

## Lounge/Dining Room

A bright, well-proportioned open-plan reception room with carpeted flooring, two wall-mounted radiators and two attractive double glazed bay windows to the front, complemented by modern spotlights.

## Kitchen

A stylish space with tiled flooring, spotlights and a rear-facing double glazed window. Fitted with matching wall and base units and an inset composite stainless-steel sink with drainer, plus integrated appliances including a dishwasher, electric oven, hob, cooker hood and fridge-freezer. The boiler is also positioned within the room.

## Utility Room

Practical additional space with tiled flooring, base units, plumbing and electrics, a wall-mounted radiator and a UPVC rear door. A double glazed opaque rear window adds light while maintaining privacy.

## First Floor Landing

Carpeted landing with a double glazed rear window bringing in natural light and providing access to the first-floor rooms.

## Bedroom One

A comfortable double room with carpeted flooring, a double glazed front window, wall-mounted radiator and a TV point.

## Bedroom Two

Carpeted bedroom with a double glazed front window, fitted wardrobes, wall-mounted radiator and access to the loft.

## Bedroom Three

A versatile third bedroom with carpeted flooring, double glazed rear window and wall-mounted radiator—ideal as a nursery, guest room or home office.

## Bathroom

Finished with vinyl flooring and spotlights, comprising a bath with shower over, ceramic WC and wash hand basin set in a vanity unit, a wall-mounted towel radiator, tiled splashbacks and a double glazed opaque rear window.

## Externals

To the front, the property offers off-road parking for up to two vehicles, with brick wall boundaries, a lawned area and a loose stone section. The rear garden is mainly laid to lawn with decking and secure fencing, creating a low-maintenance, well-presented outdoor space.

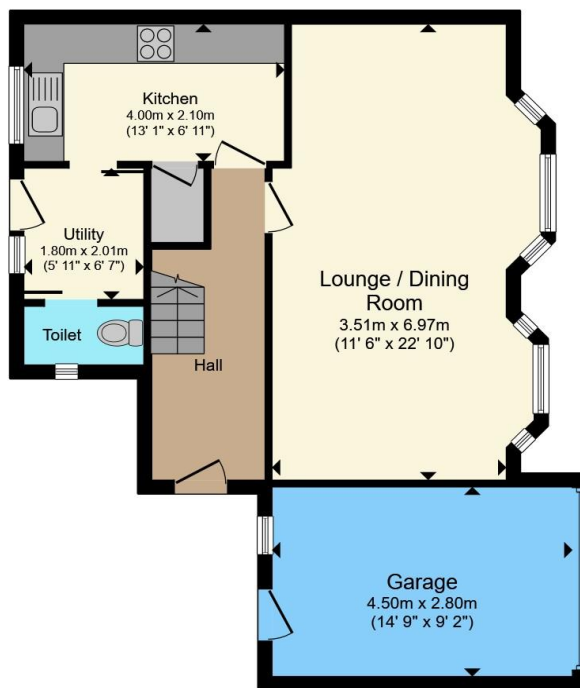
## Garage

External single garage with sheet up and over door, power, lighting, internal door to the rear garden and additionally pre-fitted for two electric chargers.

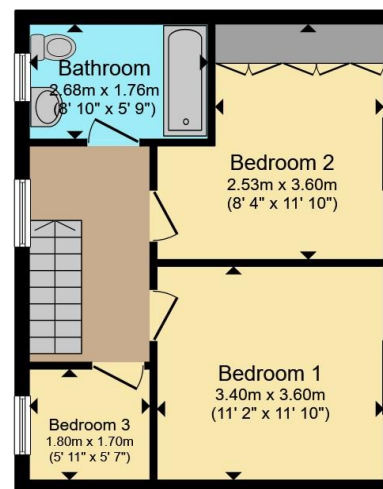








**Ground Floor**



**First Floor**

Total floor area 99.2 m<sup>2</sup> (1,067 sq.ft.) approx

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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

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