



£950 Per Month

16 CROCUS STREET | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 7DW

BuckleyBrown
ESTATE AGENTS

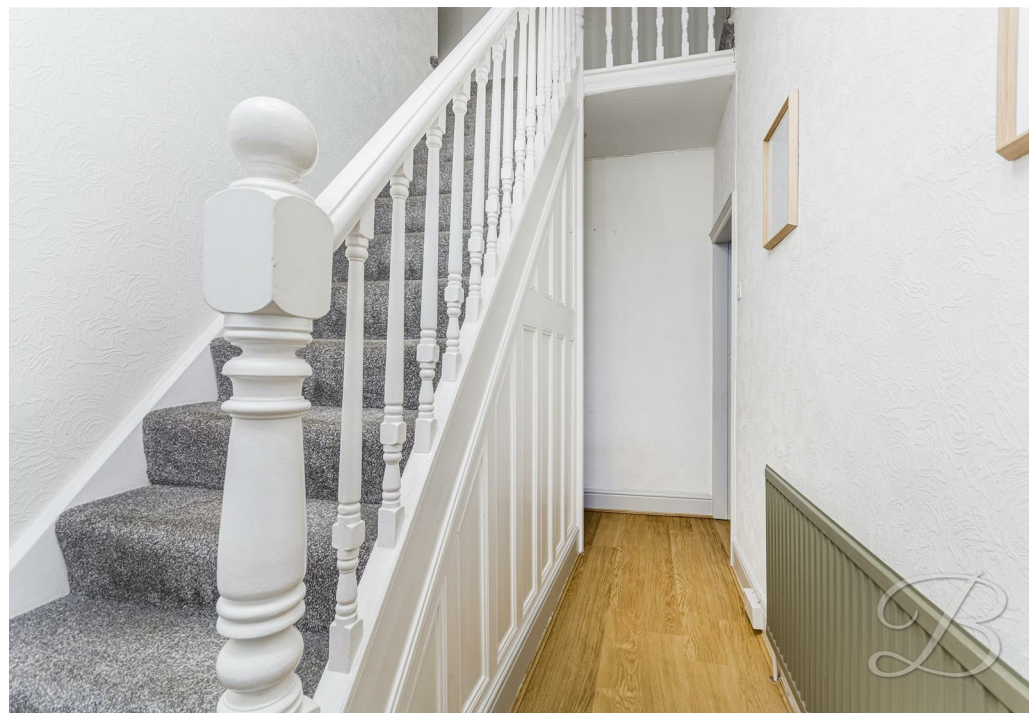
THE SEARCH ENDS HERE!!! As soon as you step inside this beautiful Fully furnished two-bedroom home, you will fall in love! Comprising of a wonderfully maintained, bright and spacious interior, this semi-detached property has been decorated lovingly throughout and is simply perfect!! The location is great too, being nearby to handy shops and amenities! Let's take a peek inside..

Upon entry, you will be nicely lead into the front facing lounge where you'll find a beautiful feature fireplace and bay window that allows a wealth of natural light to flow through wonderfully! Just across from here is the spacious dining room where you can enjoy sit down meals or entertaining guests. There's ample space here, with plenty of versatility to utilise to your own advantage. From here, you can enter the kitchen where you'll be presented with a range of beautiful shaker style units and ample worktop space for showing off all of your cooking skills! There's also a handy storage cupboard leading off from here for added convenience, along with access to the rear garden.

Like what you hear? We knew you would! And you'll only continue to be impressed as you head up to the first floor where you'll find two spacious double bedrooms, both of which have been kept to a beautiful standard. You'll also find the stylish bathroom just off the landing that completes the floor perfectly with a stunning four piece suite where you will love relaxing after a long day!

Heading outside, you will be happy to find a spacious and well-presented rear garden. Featuring a patio seating area, decking, decorative pebbling and low-maintenance lawn, you'll find there's plenty of space for enjoying alfresco dining or evening drinks with friends!

This beautiful home comes fully furnished and is sure to fly off the market so don't miss out! Call our team and book in a viewing!





Living Room 11'10" x 12'11"

With laminate flooring, central heating radiator, coving, feature fireplace and a bay window to the front elevation.

Dining Room 12'0" x 12'11"

With oak flooring, coving, central heating radiator and a window to the rear elevation. With access to the kitchen.

Kitchen 7'11" x 13'10"

Fitted with shaker style wall and base units, inset sink and drainer, gas hob with extractor fan over, tiled splash back, integrated double oven and plumbing for a washing machine. Along with down lights, window to the side elevation and a door providing access to the garden. Together with a storage space and room for a tumble dryer.

Bedroom One 11'10" x 12'11"

With carpet to flooring, central heating radiator, coving and a window to the front elevation.

Bedroom Two 10'0" x 12'0"

With carpet to flooring, central heating radiator, coving and a window to the rear elevation.

Bathroom 7'11" x 10'8"

Fitted with a panelled bath, low flush WC, wash hand basin, enclosed shower, half height panelling and a central heating radiator. There is also a window to the rear elevation.

Outside

Featuring a spacious and well-maintained garden to the rear with decking, decorative



pebbling, low-maintenance lawn, outdoor store, hedging and surrounding fencing.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	58	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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