



20 Church Hill, Kirkby-In-Ashfield

In Excess of £245,000





20 Church Hill

Kirkby-In-Ashfield, Nottingham

Refurbished 3-bed semi with open plan living, modern kitchen, stylish bathroom, garden, parking, great schools, transport links, and nearby parks. No chain. Move-in ready.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

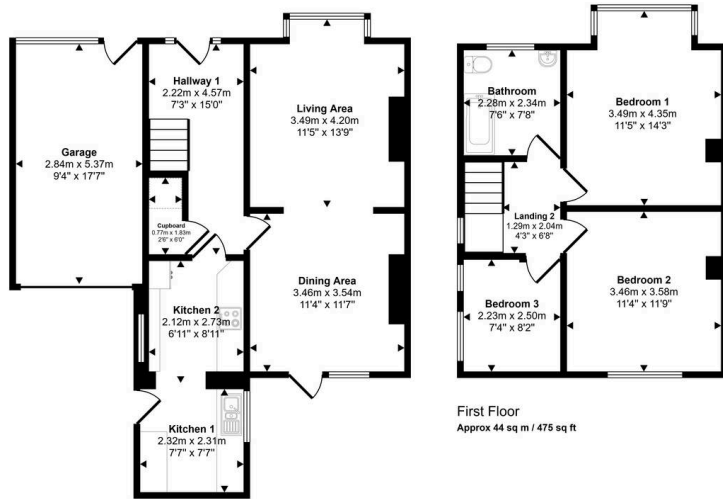
EPC Environmental Impact Rating: E

- Modern kitchen with integrated appliances
- Wooden countertops
- Spacious open plan living area
- Large windows for natural light
- Modern bathroom with shower over bath
- Sliding doors with garden access
- Spacious private garden with mature trees
- Ample driveway parking
- Well-maintained front garden
- Neutral decor throughout
- Excellent transport links via A38 and M1 (J28)
- Easy access to Nottingham, Mansfield and Derby
- Well regarded schools nearby
- Nearby parks, woodland and countryside walks
- Short distance to Sutton town centre
- No Chain Sale
- Recent refurbishment





Approx Gross Internal Area
110 sq m / 1183 sq ft



Ground Floor
Approx 66 sq m / 709 sq ft

Denotes head height below 1.5m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



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