



39 David Street, Kirkby-In-Ashfield

Guide Price £160,000



39 David Street

Kirkby-In-Ashfield, Nottingham

GUIDE PRICE £160,000 - £180,000

IDEAL FOR FIRST TIME BUYERS...

This semi-detached three-bedroom home is ideal for a range of buyers - first time buyers, families, and investors. Situated in the popular and well-connected area of Kirkby-in-Ashfield, the property benefits from a wide range of local amenities, including shops, pubs, eateries, and schools. It also offers excellent transport links to Nottingham City Centre and Mansfield Town Centre, with easy access to the A38, M1, and nearby bus and train services. Internally, the ground floor offers a modern fitted kitchen, a spacious living/dining room with sliding patio doors to the garden, as well as a convenient utility room. The first floor has three well-proportioned bedrooms and a three piece bathroom suite. Externally, the front of the home features off-street parking, and gated access to the rear garden, offering a decked seating area, a lawn, and ample mature greenery.

MUST BE VIEWED

Council Tax band: A

Tenure: Freehold

- Semi-Detached House
- Three Bedrooms
- Living/Dining Room With A Feature Log Burner
- Modern Fitted Kitchen
- Utility Room
- Three Piece Bathroom Suite
- Off-Street Parking





GROUND FLOOR

Entrance Hall

7' 10" x 10' 2" (2.38m x 3.10m)

The entrance hall has tiled flooring, carpeted stairs, a radiator, coving to the ceiling, and a single UPVC door providing access into the accommodation.

Kitchen

10' 0" x 9' 11" (3.04m x 3.02m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a ceramic Belfast sink with a mixer tap, an integrated double oven, an electric hob with a stainless steel extractor fan and splashback, an integrated dishwasher, space for a fridge freezer, wood-effect flooring, and a UPVC double-glazed window to the rear elevation.

Living Room

12' 0" x 20' 8" (3.66m x 6.30m)

The living room has wood-effect flooring, a feature log burner in a recessed chimney breast alcove with a tiled hearth and wooden mantel, two radiators, coving to the ceiling, a UPVC double-glazed window to the front elevation, and double French doors leading out to the rear garden.

Utility Room

4' 9" x 6' 5" (1.46m x 1.95m)

The utility room has space and plumbing for a washing machine and tumble dryer, as well as ample storage space.

FIRST FLOOR

Landing

10' 1" x 6' 3" (3.08m x 1.91m)

The landing has carpeted flooring, a UPVC double-glazed window to the front elevation, access to the partially boarded loft via a dropdown ladder, and access to the first floor accommodation.

Master Bedroom

12' 8" x 12' 0" (3.87m x 3.66m)

The main bedroom has wood-effect flooring, a





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FRONT GARDEN

To the front of the property is a driveway providing off-street parking and brick boundaries.

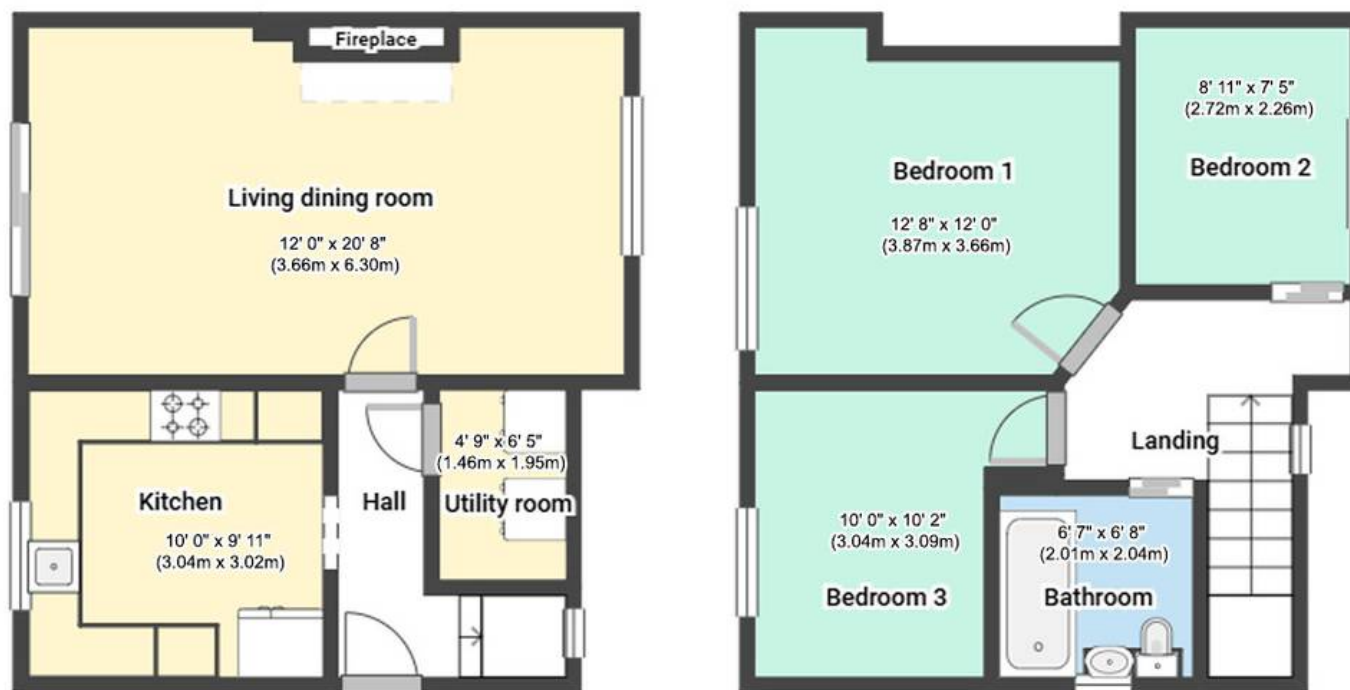
REAR GARDEN

To the rear of the property is a private enclosed garden with a decked seating area, a lawn, a shed, mature planted borders, and fence panelled boundaries.

OFF STREET

2 Parking Spaces





This floorplan is for illustrative purposes only.

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Purchasers must make their own investigations before entering any agreement.



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