



£225,000 Freehold

8 ADAMS PARK WAY | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 8SS

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TURN THE KEY, START THE STORY! Step inside this charming three-bedroom detached home and discover a space designed for easy, modern living. From the moment you enter the welcoming hallway, the bright and airy layout sets the tone for the rest of the property.

The hall leads to a handy downstairs WC and opens into the heart of the home; a generous lounge/diner where natural light pours through elegant French doors, inviting you straight out into the garden. Perfect for family gatherings, cosy evenings, or entertaining friends, this versatile space adapts effortlessly to every occasion.

The contemporary kitchen blends style with practicality, offering an impressive selection of wall and base units paired with a range of integrated appliances, ideal for those who love to cook or simply enjoy a sleek, organised space.

Upstairs, three well-proportioned bedrooms await, each offering comfort and tranquility. The master bedroom enjoys its own private en-suite, creating a luxurious retreat at the end of the day. A modern family bathroom with a crisp, white three-piece suite completes the first floor.

Outside, the property continues to delight. A private driveway provides convenient off-street parking, while the enclosed rear garden offers a lovely backdrop for outdoor living. With a welcoming patio area perfect for al fresco dining and the remainder laid mainly to lawn, it's a space that will be enjoyed throughout the seasons.

A stylish and spacious home, ready to welcome its next owners, this property seamlessly combines comfort, convenience, and contemporary charm.





Entrance Hall

With stairs rising to the first floor and a central heating radiator. Doors provide access into;

Lounge/Diner

With a window to the front elevation, two central heating radiators, and French patio doors that provide access out onto the rear garden.

Kitchen

The kitchen is fitted with an attractive choice of wall and base units with sink and drainer over, paired with a range of integrated appliances, ideal for those who love to cook or simply enjoy a sleek, organised space. There is a door that provides access outside and a window.

Ground Floor WC

Fitted with a low level WC and hand wash basin. With a central heating radiator and a window.

Landing

There is a useful storage cupboard. Doors provide access into;

Bedroom One

With a window and a central heating radiator.

Bedroom Two

With a window and a central heating radiator.

Bedroom Three

With a window and a central heating radiator.



Bathroom

Fitted with a low level WC, hand wash basin, and a panelled bath with shower over. With a window and a central heating radiator.

Outside

There is a driveway providing convenient off-street parking, and an enclosed rear garden, offering a lovely backdrop for outdoor living. With a welcoming patio area perfect for al fresco dining and the remainder laid mainly to lawn, it's a space that will be enjoyed throughout the seasons.





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		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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