



£240,000

ASHWELL STREET NETHERFIELD

- SPACIOUS THREE STOREY LAYOUT
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- CLOSE TO AMENITIES
- EPC C





Beautifully Presented Four-Bedroom Family Home

THIS BEAUTIFULLY PRESENTED FOUR-BEDROOM HOME OFFERS SPACIOUS AND VERSATILE ACCOMMODATION ARRANGED OVER THREE FLOORS, COMBINING CHARACTER FEATURES WITH STYLISH FINISHES. IDEALLY POSITIONED CLOSE TO LOCAL SCHOOLS, AMENITIES AND EXCELLENT TRANSPORT LINKS, THE PROPERTY IS WELL SUITED TO FAMILIES AND THOSE LOOKING FOR FLEXIBLE LIVING SPACE.

THE ACCOMMODATION BEGINS WITH A WELCOMING ENTRANCE HALLWAY, PROVIDING ACCESS TO THE PRINCIPAL GROUND-FLOOR ROOMS AND STAIRS TO THE FIRST FLOOR.

TO THE FRONT IS A GENEROUS LIVING ROOM, FEATURING AN ATTRACTIVE BAY WINDOW WHICH ALLOWS PLENTY OF NATURAL LIGHT. THE SEPARATE DINING ROOM PROVIDES AN EXCELLENT SPACE FOR FAMILY DINING AND ENTERTAINING, WITH ATTRACTIVE WALL PANELLING AND PLENTY OF ROOM FOR A DINING TABLE. FROM HERE, THE ACCOMMODATION FLOWS THROUGH TO THE KITCHEN.

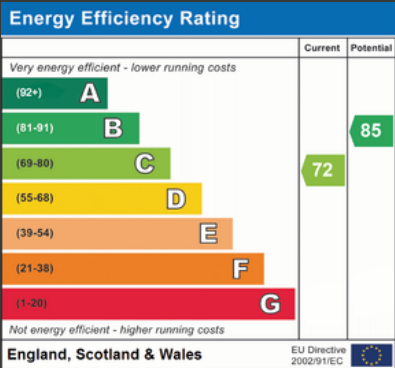
THE STYLISH FITTED KITCHEN IS EQUIPPED WITH A RANGE OF CONTEMPORARY WALL AND BASE UNITS WITH CONTRASTING WORK SURFACES, TOGETHER WITH ADDITIONAL STORAGE. BEYOND THE KITCHEN IS A USEFUL ADDITIONAL ROOM, PROVIDING ACCESS TO THE REAR AND BENEFITING FROM PLUMBING FOR LAUNDRY APPLIANCES, OFFERING EXCELLENT POTENTIAL FOR USE AS A LAUNDRY ROOM.

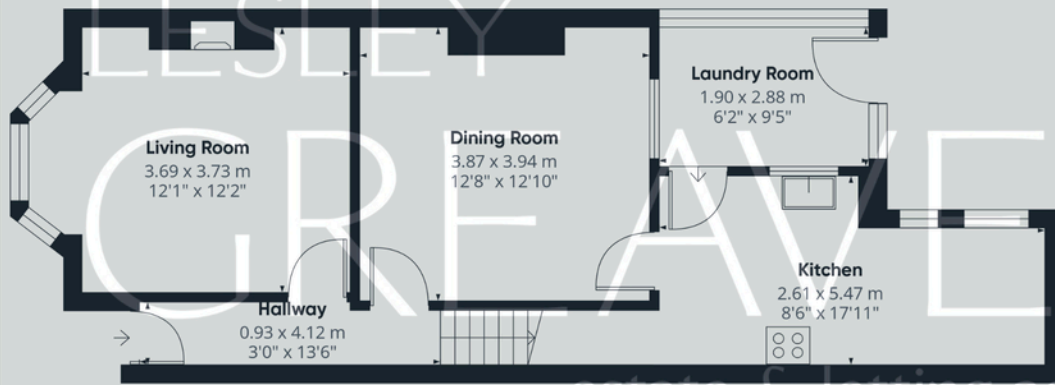
TO THE FIRST FLOOR ARE THREE BEDROOMS. THE IMPRESSIVE MAIN BEDROOM IS PARTICULARLY SPACIOUS, BENEFITING FROM A DOUBLE ASPECT ALLOWING PLENTY OF NATURAL LIGHT, TOGETHER WITH A GENEROUS FITTED WARDROBE. BEDROOM FOUR PROVIDES AN IDEAL NURSERY OR HOME OFFICE. ALSO ON THE FIRST FLOOR IS THE FAMILY BATHROOM.

A FURTHER STAIRCASE RISES TO THE SECOND FLOOR, WHERE THERE IS A FOURTH DOUBLE BEDROOM, OFFERING EXCELLENT ADDITIONAL ACCOMMODATION AND BENEFITING FROM USEFUL EAVES STORAGE. THIS VERSATILE ROOM WOULD ALSO MAKE AN EXCELLENT GUEST BEDROOM OR HOME-WORKING SPACE.

EXTERNALLY, THE PROPERTY BENEFITS FROM AN ENCLOSED REAR GARDEN, PROVIDING SPACE FOR OUTDOOR SEATING AND ENTERTAINING. A PARTICULARLY USEFUL ADDITION IS THE GARDEN ROOM, CURRENTLY USED FOR STORAGE BUT OFFERING EXCELLENT POTENTIAL FOR A VARIETY OF USES, INCLUDING A HOME OFFICE, GYM OR HOBBY ROOM.

- FREEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 127 SQ METERS



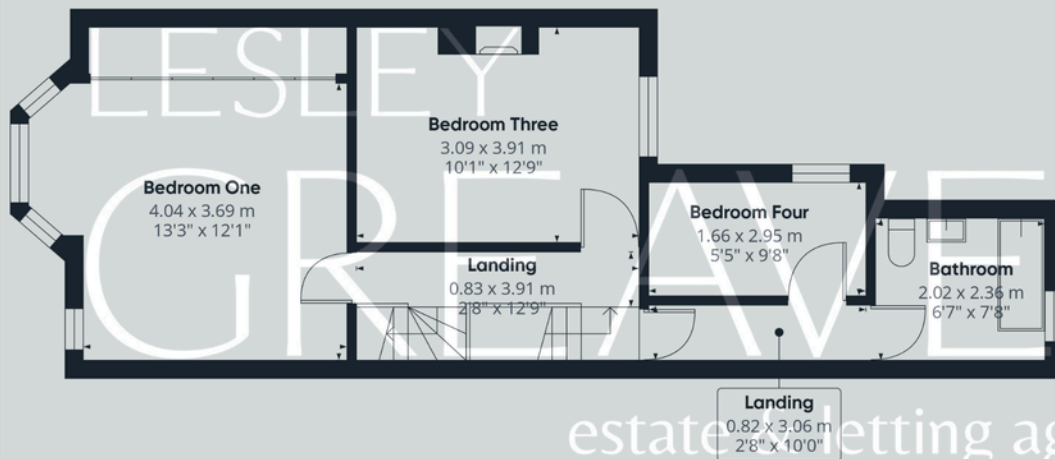


Approximate total area⁽¹⁾
53.9 m²
580 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area⁽¹⁾
47.6 m²
513 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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