Price Guide £325,000 Freehold

12 PRINCESS STREET | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 8LS

BuckleyBrown
ESTATE AGENTS

GUIDE PRICE £325,000-£340,000

A STAND-OUT PROPERTY!!.. This remarkable four-bedroom detached property stands beautifully in the desirable area of Kirkby-In-Ashfield, a short distance from the town centre, with a range of handy shops, amenities, and walking trails nearby. This property boasts instant kerb appeal, sensational views and offers a delightful blend of comfort and convenience, making it ideal for those looking for their forever home. Let's take a look inside..

Upon entry, you can walk down the hallway to the cosy kitchen featuring a range contemporary cabinets and units with work surfaces over and space for integrated appliances and a American style fridge freezer. From here you will head into the L shape living room/dining room, perfect for relaxing after a long day and spending time with family. One of our favourite features is the log burner, ideal for those cold winter nights! The ground floor consists of three bedrooms all having versatility to make them what you like whether that be bedrooms, a gym, play room, office etc!... the opportunities are endless. The ground floor comes complete with a modern family bathroom installed with a bath making this the perfect place to relax and unwind.

Upstairs, firstly you will be amazed by the contemporary gallery landing and glass chandelier, you will then find three impressive sized bedrooms, One of which has it own access to a dressing room. The family shower room can be found just off the landing and complete with a three piece suite.

The garden really is generous and private, with an extensive lawn and lovely patio for alfresco dining. Perfect for inviting the whole family around and enjoying the sunny months together with a BBQ. The views from this property are not to be missed! To the front of the property is a maintenance paved front with a driveway for off-road parking for multiple cars and its own garage. This is a move-in ready home which you can add your own stamp to.

Hallway
With leading access into;

Kitchen 8'6" x 13'7"
Matching cabinet's and butchers block wooden work tops, laminate flooring, central heating radiator, plenty of space for appliances, an inset sink and a window to the side elevation. With access to the rear garden. Tilt and turn double glazed door.

Living Room/Dining Room 19'0" x 21'10"
L shape Carpeted living room with central heating radiators, fitted log burner, space for dining furniture and a window to the rear elevation with two patio doors leading out to the rear garden.

Bedroom Four 12'8" x 8'8"
Ground floor bedroom with carpeted flooring, central heating radiator and a window to the front elevation. Versatile room that could be used as an extra reception room/office/gym etc...

Office 12'8" x 9'11"
Ground floor bedroom with carpeted flooring, central heating radiator and a window to the rear elevation and under eaves storage. This bedroom also has access to an under stairs cupboard.

Dining Area 8'3" x 8'3"
Ground floor bedroom with carpeted flooring, central heating radiator and a window to the front elevation.

Bathroom
Ground floor family bathroom with a bath, low flush WC and hand wash basin.

Landing
Beautiful gallery landing with an arch feature window to the side and a statement glass chandelier. Further access to;

Bedroom One 19'8" x 16'4"
Generous sized bedroom with ample space for your desired furniture, carpeted flooring, central heating radiator, a built in cupboard, velux windows to the ceiling and a window to the rear elevation. Also has under eaves storage.

Bedroom Two 17'0" x 11'3"
Generous sized bedroom with ample space for your desired furniture, carpeted flooring, central heating radiator, a velux window to the ceiling and windows to the side elevation. Also has under eaves storage.

Dressing Room
With access from the second bedroom, ample space.

Bedroom Three 9'6" x 13'9"
Carpeted bedroom with a velux window to the ceiling and central heating radiator. Also has under eaves storage.

Wet Room
Three piece wet room with a low flush WC, hand wash basin and a walk in shower/wet room area.

Garage 18'1" x 8'9"
With electric door to the front. Ideal storage space.

Outside
To the rear you will find a garden with stacks of personality, a patio area with beautiful views, a well maintained laid to lawn area and lovely boarder with plants around the edge of the garden. A shed, summer house and pull out awning will also be left by the owners. To the front elevation there is a large driveway for multiple cars and a garage along with conifer trees and shrubs,

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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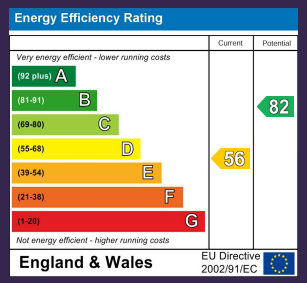

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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.

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