



Offers In The Region Of £390,000 Freehold

4 SORREL DRIVE | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 8RW

**BuckleyBrown**  
ESTATE AGENTS

IMMACULATE FAMILY RESIDENCE. Nestled in the charming area of Sorrel Drive, Kirkby-In-Ashfield, Nottingham, this immaculate detached home offers a perfect blend of modern living and family comfort. The location is ideal for families, providing easy access to local amenities, schools, and parks, making it a wonderful place to call home. Don't stop here, let's take a look inside...

Upon entering the ground floor, you are greeted by a spacious living room that exudes warmth and style, perfect for both relaxation and entertaining. The well-appointed kitchen/dining room is designed with functionality in mind, featuring contemporary fittings and ample storage space. Flowing seamlessly from the kitchen, you will find a bright and airy conservatory that is inviting for family gatherings and social occasions, creating a welcoming atmosphere for all. Finally the ground floor offers a convenient wc.

Moving to the first floor, you will discover four generously sized bedrooms, each thoughtfully designed to provide comfort and privacy. One of which boasts from its very own built in wardrobes and en suite whilst the others offer a blank canvas to make your own. Additionally, a well-equipped family bathroom serves the other bedrooms, ensuring convenience for all family members.

The second floor reveals the master bedroom, which benefits from built in wardrobes and a four piece en suite. This versatile layout allows for a variety of living arrangements, catering to the needs of a growing family.

Outside, the property features an artificial lawn that offers a tranquil space for outdoor activities and relaxation. The garden is complemented by a patio area, ideal for al fresco dining during the warmer months. With off-street parking and a double garage available, this home combines practicality with a delightful outdoor setting, making it an exceptional choice for family living.

Call now to make this your forever family home!





#### Hall

Window to the side, storage cupboard located under the stairs and leading access into;

#### Living Room 12'5" x 14'9"

Spacious reception room with plush carpet flooring, central heating radiator, feature fireplace and windows to the front elevation. Double doors

#### Kitchen/Dining Room 13'7" x 21'7"

Modern open plan layout which comes complete with a range of high end gloss cabinetry, worktops over, inset sink with drainer, essential integrated appliances and a centre island. Ample space for your desired furnishings, complemented by an opening area leading through to the conservatory. Fitted with a window and an external door to the rear elevation.

#### Conservatory

Bright and airy conservatory with plush carpet flooring, surrounding windows and french doors opening to the side elevation.

#### Landing to The First Floor

Leading access into;

#### Bedroom Two 11'6" x 12'8"

Carpeted flooring, central heating radiator, built in wardrobes, en suite and a window to the rear elevation.

#### En Suite 5'6" x 5'7"

Three piece suite comprising of a hand wash basin, low flush wc and a shower. Window to the side elevation.

#### Bedroom Three 8'11" x 12'8"

Carpeted flooring, central heating radiator and windows to the front elevation.

#### Bedroom Four 6'5" x 8'11"

Carpeted flooring, central heating radiator and a window to the rear elevation.

#### Bedroom Five 6'0" x 8'11"

Carpeted flooring, central heating radiator and a window to the front elevation.

#### Bathroom 5'10" x 6'11"

Three piece family suite comprising of a hand wash basin, low flush WC and a bath Window to the side elevation.

#### Landing To The Second Floor

Window to the front and leading access into;

#### Bedroom One 15'8" x 20'0"

Expansive bedroom with carpeted flooring, central heating radiator, built in wardrobes and suite along with a window and a velux window.

#### En Suite 5'11" x 11'3"

Large en suite comprising of a four piece suite. This includes a hand wash basin, low flush WC, bath and a shower. Fitted with a velux window.

#### Double Garage

Two single garages to the front of the property accessible via electric doors.

#### Outside

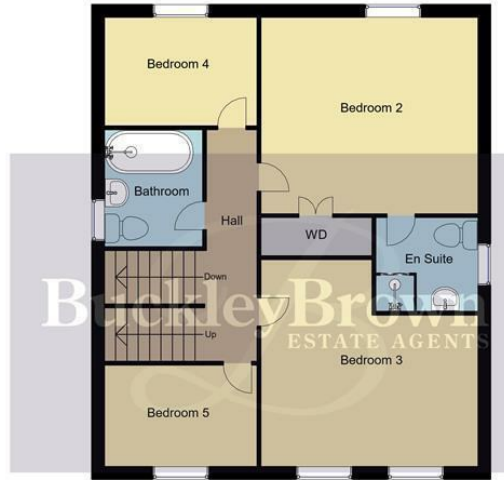
Low maintenance frontage with a private driveway, double garage and access to the front door. The rear gardens hosts an artificial lawn, patio seating area and fence surround.



Ground Floor:  
70Sq.MT/753.47Sq.FT  
Approx.



First Floor:  
59Sq.MT/635.07Sq.FT  
Approx.



Room In Roof:  
49Sq.MT/527.43Sq.FT  
Approx.



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. Specially no guarantee is given on the total square footage of the property if quoted on this plan.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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