



117 Derby Road, Kirkby-In-Ashfield - NG17 9AT

Guide Price **£260,000**





117 Derby Road

Kirkby-In-Ashfield, Nottingham

Modern three double bedroom detached house with three storeys, garden room, en-suite, driveway, and stylish rear garden with open views. No chain, ready to move in. Ideal for families or professionals

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Modern and spacious three storey detached house sold with no upward chain
- Three double bedrooms set over the first and second floors, bedroom one with adjoining wardrobe and en-suite bathroom/Wc, bedrooms two and three with built-in wardrobes
- Entrance hall and adjoining ground floor Wc with LVT flooring
- Lounge/dining room, lounge area with carpet and provision for a wall-mounted TV, dining area with LVT flooring and French doors to the garden room
- Garden room with patio doors to the rear garden, LVT flooring and modern wall mounted fire
- Refurbished kitchen with newly fitted doors, integrated oven, hob, extractor, dishwasher and freestanding washing machine and American style fridge/freezer
- Fully tiled first floor bathroom/Wc with white suite and shower off mixer taps
- Combination gas central heating with newly









Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

93.5 m²
1007 ft²

Reduced headroom

3.9 m²
42 ft²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 1.5 m/5 ft

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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