



Millers Way  
Kirkby-In-Ashfield Nottingham



# Millers Way Kirkby-In-Ashfield Nottingham NG17 8RF

for sale offers in the region of  
**£240,000**



## Property Description

Welcome to Millers Way,

A beautiful Three-bedroom semi-detached family home, tucked away on a quiet cul-de-sac close to the town centre of Kirkby-In-Ashfield. Benefiting from a wide range of local amenities including shops, schools, and lots of public transport routes. The road links here are also fantastic having both the motorway and the A38 within a reasonable distance.

Millers Way has off street parking for 2-3 vehicles as well as an integral garage, a private enclosed rear garden, an en-suite to the primary bedroom and a lovely, homely feel as you walk through the front door.

There is a fully fit kitchen, a spacious lounge which opens to the garden at the rear, 3 generously sized bedrooms with the primary having an en-suite, then the family bathroom to complete.

The rear garden is privately enclosed and has a slabbed patio, a lawn with shrubs and trees then a garden shed for further storage, which may stay.

Please contact the team on 01623 627727 to enquire further or to arrange any appointments!

## Front Elevation

To the front of the property, you have a concrete set driveway supporting parking for 2-3 vehicles as well as direct access to the garage via a sheet up & over door. To the side is a locked gate providing direct access to the rear garden.

## Entrance Hallway

Through the metal-clad wooden front door you are met with the entrance hallway, having slate tiled flooring that flows through to the kitchen and has a wall mounted radiator. There is also a small room off of the entrance hallway that used to be a w.c, however it's had plumbing installed and vinyl flooring fit to be utilised as a utility room.

## Kitchen

The kitchen adopts the slate tiled flooring that flows from the entrance hallway and has a DG UPVC window to the front elevation, matching wall and base units for storage and an inset stone composite sink and drainer. To complete, there are tiled splashbacks across the work surfaces and an undercounter plinth heater.

## Lounge

The lounge is to the rear elevation and has laminate flooring fit, with a DG UPVC window to the rear and patio doors opening to the garden. It's a lovely light space, with a timber & marble surround gas fire and 2 x wall mounted radiators.

## Landing

The stairs are carpeted with laminate flooring to the first floor, with a wall mounted radiator, a cupboard for storage and access to the loft.

### Bedroom One

Bedroom one is a generous double, having laminate fit flooring, a DG UPVC window to the front elevation and a wall mounted radiator. Bedroom one has an en-suite to it.

### En-Suite

The en-suite has vinyl flooring, a DG UPVC opaque window to the front elevation, a ceramic toilet and sink then a walk-in shower that runs from the mains and is finished with full tiled walls. The room is complete with wooden panelling for decoration.

### Bedroom Two

Bedroom Two, another double, has laminate flooring fit, a DG UPVC window to the rear elevation and a wall mounted radiator. Bedroom two also comes with fitted wardrobes for further storage.

### Bedroom Three

Bedroom Three has laminate flooring, a DG UPVC window to the rear and a wall mounted radiator.

### Bathroom

The family bathroom is a three-piece suite including a ceramic toilet and ceramic sink, a bath with a shower over that runs from the mains, tiled splashbacks, a wall mounted radiator and vinyl flooring.

### Rear Garden

The rear garden is accessed via the lounge or alternatively through the locked side gate to the front of the property. It's a lovely, enclosed space that has fencing on all sides, a slabbed patio, a lawned garden with trees and shrubs then a shed which may stay upon completion.

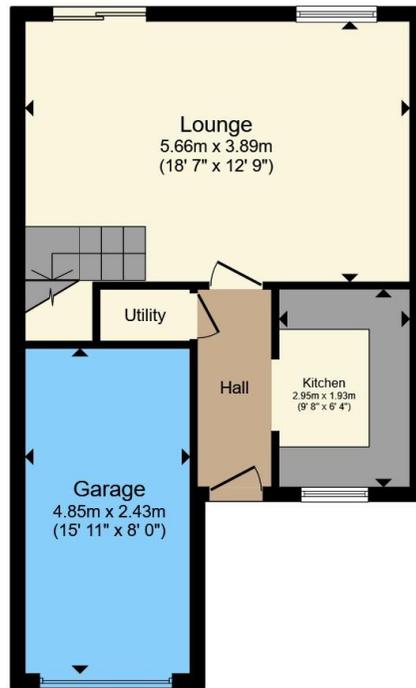
### Garage

The garage is integral, with sheet up & over door and electrics.

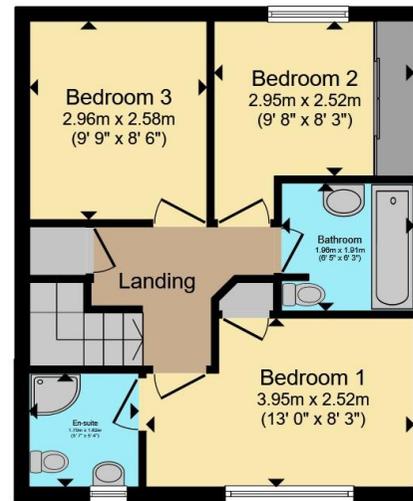








**Ground Floor**



**First Floor**

Total floor area 85.3 m<sup>2</sup> (918 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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