



Offers Over £210,000 Freehold

11 KINGSTON ROAD | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 8SP

**BuckleyBrown**  
ESTATE AGENTS

## THE ONE FOR YOU!...

This beautifully presented three-bedroom semi-detached property is the perfect blend of modern design, comfort, and convenience. Located in the popular residential area of Kirkby-in-Ashfield, the home is ideally positioned close to a wide range of local amenities, schools, parks, and excellent transport links—making it a superb choice for families, professionals, or first-time buyers.

As you step inside, you're greeted by a welcoming entrance hallway that sets the tone for the rest of the property. The modern kitchen is positioned to the front of the home and features a sleek, contemporary finish with ample worktop and cupboard space—ideal for busy daily routines or preparing family meals. To the rear, the heart of the home is the impressive open-plan living and dining room. This versatile space is filled with natural light from the double doors that open directly onto the rear garden, creating a seamless indoor-outdoor flow. A stylish media wall adds a modern touch and makes the space perfect for relaxing evenings or entertaining guests. A convenient ground floor WC completes the downstairs layout.

Upstairs, you'll find three well-proportioned bedrooms, each offering a light and comfortable feel. The master bedroom boasts its own private en-suite shower room, while the remaining two bedrooms are served by a smart and modern three-piece family bathroom.

Outside, the property continues to impress. The low-maintenance frontage includes a driveway to the side, providing ample off-street parking. The rear garden is fully enclosed and enjoys a private feel, featuring a patio seating area, laid lawn, and secure fencing—ideal for outdoor dining, children's play, or simply enjoying the fresh air.

Call today to view !!!





#### Entrance Hall

With access into;

#### Kitchen 6'11" x 10'11"

Complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven, electric hob with hood over and space for appliances. With a window to the front elevation.

#### Living/ Dining Room 15'0" x 15'2"

With laminate flooring, built in storage cupboard and double doors, providing direct access onto the garden.

#### WC 3'7" x 5'6"

Complete with a low flush WC and hand wash basin. With a window to the front elevation.

#### Landing

With access into;

#### Bedroom One 8'2" x 13'1"

With carpeted flooring, central heating radiator and a window to the rear elevation. This room benefits from its own en-suite facility.

#### En-suite 6'6" x 2'10"

Complete with a three piece suite including a shower, low flush WC and hand wash basin.

#### Bedroom Two 8'2" x 9'10"

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



#### Bedroom Three 6'5" x 9'4"

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

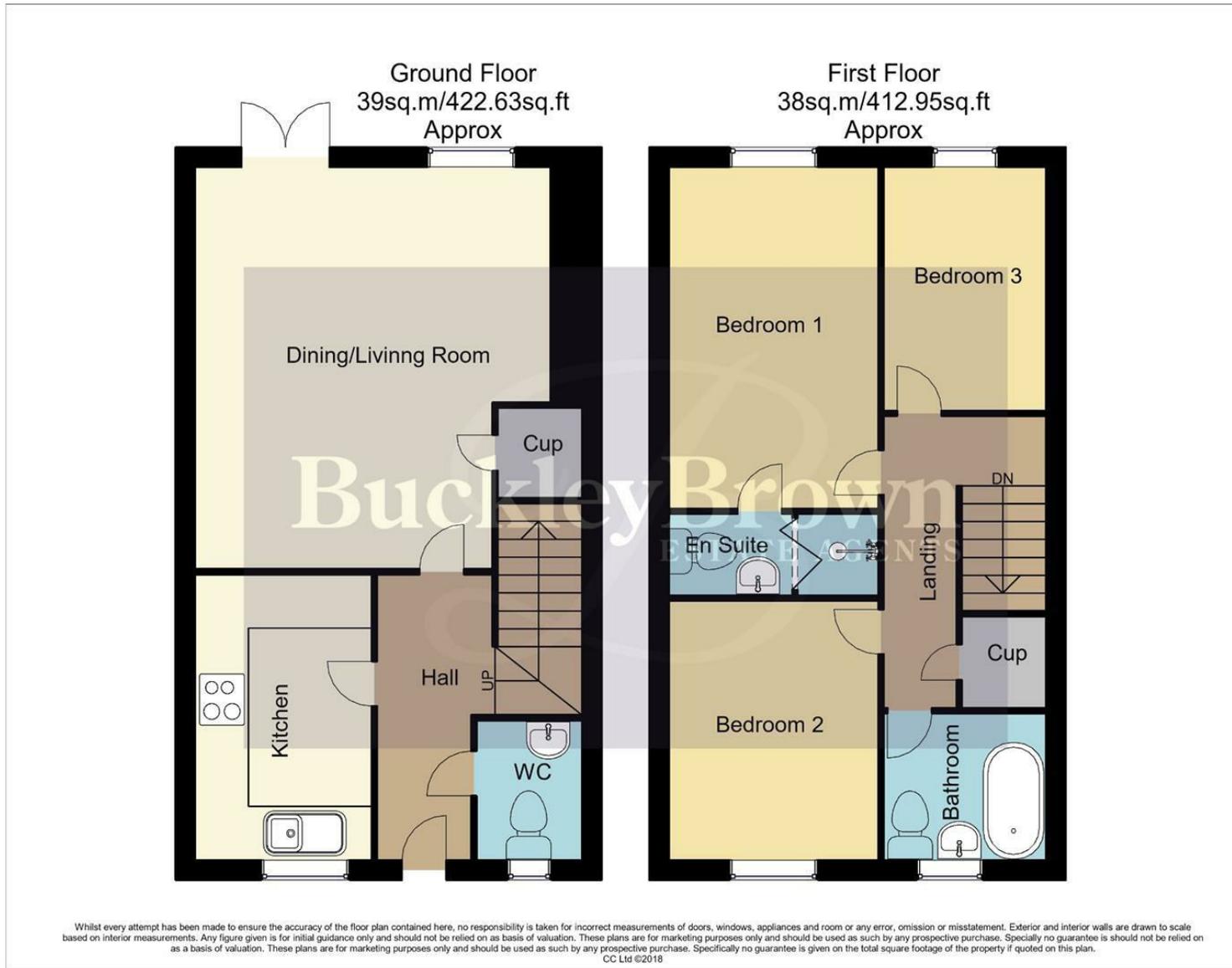
#### Bathroom 6'5" x 5'6"

Complete with a three piece suite including a bath, low flush WC and hand wash basin.

#### Outside

Low maintenance frontage with a driveway to the side, providing ample off-street parking. The rear garden hosts a patio seating area, laid lawn and surrounding fences.





**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</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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