



Vicarage Drive
Kirkby-In-Ashfield Nottingham



Vicarage Drive Kirkby-In-Ashfield Nottingham NG17 8SW

for sale offers over
£270,000



Property Description

Located on the sought-after Vicarage Drive in Kirkby-in-Ashfield, this impressive four-bedroom detached home offers spacious, well-appointed accommodation ideal for modern family living.

The ground floor features a welcoming lounge, a contemporary kitchen with ample space for dining and entertaining, a separate utility room, and a convenient downstairs WC. Upstairs, the property boasts four generously sized bedrooms, including a master with a stylish en-suite, along with a modern family bathroom.

Externally, the property enjoys off-road parking for two vehicles to the front, including a useful carport. To the rear, the garden has been designed with low maintenance in mind and provides a fantastic setting for outdoor living, complete with a patio area, raised flower beds, a built-in brick barbecue, and a bespoke bar area - perfect for entertaining guests.

This is a beautifully presented home in a desirable location, offering a wonderful combination of space, style, and practicality. Early viewing is highly recommended to appreciate all this property has to offer.

Entrance Hall

Entry via composite front door, wall mounted radiator, understairs storage, finished with laminate flooring.

Cloakroom/Wc

The cloakroom consists of ceramic toilet and sink within vanity, wall mounted radiator, consumer unit, double glazed window to front and tiled floor to finish.

Lounge

16' 6" into chimney breast x 12' 1" + door recess (5.03m into chimney breast x 3.68m + door recess)
The lounge comprises of double-glazed window to rear, two wall mounted radiators, French doors to rear, and laminate flooring to finish.

Kitchen

11' 6" + recess x 9' (3.51m + recess x 2.74m)
The kitchen includes matching wall and base mounted units, 1/2 stainless steel sink and drainer mix, double-glazed window to front, wall mounted radiator, integrated dishwasher, five ring gas hob, cooker hood with double oven, glass splashback, boiler, and laminate floor to finish.

Utility Room

5' x 5' 10" (1.52m x 1.78m)
Utility room located to the rear of the property comprises of plumbing for washer and dryer, with space for fridge freezer.

First Floor Landing

First floor landing with wall mounted radiator, access to loft via ladder, airing cupboard with water tank, and carpet flooring to finish.

Bedroom One

13' 9" x 10' 7" (4.19m x 3.23m)

The master bedroom comprising of double-glazed windows to front, wall mounted radiator, loft access partly boarded with ladder, and carpeted floor to finish.

En-Suite

En-suite situated off the master bedroom includes walk-in shower, wash-hand basin and toilet, part tiled splashback, double glazed window to rear, and laminate flooring to finish.

Bedroom Two

10' 1" x 16' 7" (3.07m x 5.05m)

Bedroom two includes two double-glazed windows to front, wall mounted radiator, and laminate floor to finish.

Bedroom Three

8' 8" x 9' 9" (2.64m x 2.97m)

Bedroom three comprises of double-glazed window to rear, wall mounted radiator, and carpeted floor to finish.

Bedroom Four

8' 8" x 6' 6" (2.64m x 1.98m)

Bedroom four comprises of double-glazed window to rear, wall mounted radiator, with laminate floor to finish.

Bathroom

The bathroom is finished with a ceramic toilet/sink, bath, wall mounted towel radiator, extractor fan, tiled splashback and floor to finish.

Externals

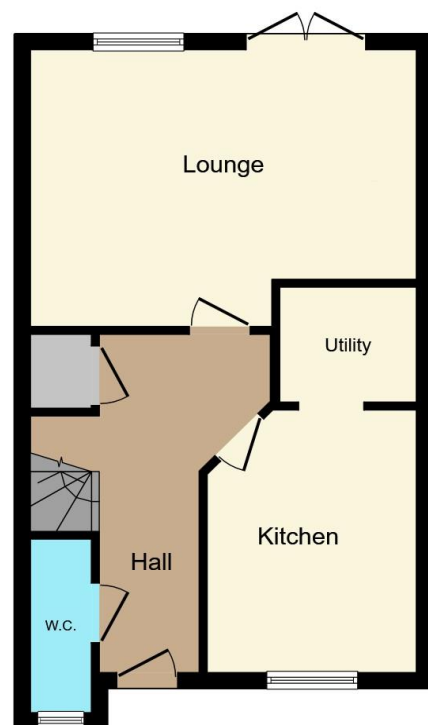
To the front of the property you'll benefit from driveway parking and access to a carport offering parking for up to two vehicles, gated access to the rear garden and pebbled frontage with bushes and shrubs for decoration.

The rear garden is well presented with patio, bar, brick bbq, and raised flower beds, finished with fenced surround and gated access.









Ground Floor



First Floor

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.focalagent.com

To view this property please contact Burchell Edwards on

T 01623 627727
E Mansfield@burchelledwards.co.uk

12 Albert Street
 MANSFIELD NG18 1EB

EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/MFD209212



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MFD209212 - 0010