



Guide Price £425,000 Freehold

21 QUARRIES WAY | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 8BH

**BuckleyBrown**  
ESTATE AGENTS

\*\*\* GUIDE PRICE £425,000 - £450,000 \*\*\*

BRIGHT, SPACIOUS & FAMILY-FRIENDLY. Situated in the charming area of Quarries Way, Kirkby-In-Ashfield, Nottingham, this splendid detached house offers a perfect blend of comfort and style. The location is ideal for families, providing a peaceful residential setting while being conveniently close to local amenities and transport links. With ample parking for up to two vehicles, this property is both practical and inviting.

Upon entering the ground floor, you are greeted by a spacious hall that sets the tone for the rest of the home. The layout includes a delightful dining room, perfect for family meals and entertaining guests. An office space is also available, ideal for those who work from home or require a quiet area for study. The open-plan living and kitchen area is a true highlight, designed for modern living and socialising. This space flows seamlessly into a conservatory, which bathes the area in natural light, creating a warm and welcoming atmosphere. Additionally, the ground floor features a utility room and a convenient WC, enhancing the functionality of the home.

Moving to the first floor, you will find four well-proportioned bedrooms, three of which come with built-in wardrobes, providing ample storage space. The master bedroom boasts the luxury of an en suite bathroom, offering privacy and convenience. A main bathroom serves the other bedrooms, ensuring that family and guests have easy access to facilities.

Outside, the property is equally impressive, with a generous garden that provides a perfect space for outdoor activities and relaxation. The driveway accommodates two vehicles to the front of the double garage. This delightful home in Kirkby-In-Ashfield is a wonderful opportunity for those seeking a spacious and well-appointed residence in a desirable location.





#### Entrance Hall

Allowing access to;

#### Office 8'10" x 6'2"

Office with central heating radiator, bay window to the front elevation.

#### Dining Room 10'4" x 7'4"

Spacious dining room with carpeted flooring, central heating radiator and window to the front elevation.

#### Living Room 14'7" x 9'10"

Open plan living and dining area featuring stylish wooden flooring and bi-fold doors to the rear elevation, allowing for plenty of natural light and seamless access to the garden. The space offers ample room for a variety of furniture layouts, making it ideal for both relaxing and entertaining.

#### Kitchen 13'9" x 9'10"

The kitchen is fitted with matching cabinets and

generous worktop space, complemented by integrated appliances including an oven and inset sink. Additional features include spotlights and a breakfast bar/island, creating a practical yet sociable environment. There is also direct access to the conservatory, providing further versatile living space.

#### Utility

Handy utility area with worktop space, inset sink and door to the side elevation.

#### Conservatory 13'9" x 11'3"

Spacious conservatory with carpeted flooring, surrounding windows, central heating radiator, door to the side elevation.

#### WC 3'11" x 3'3"

Low flush WC and hand wash basin.

#### Landing

Landing to the first floor bedrooms.



#### Bedroom One 10'11" x 12'9"

Spacious master bedroom benefiting from its own en suite, built-in wardrobes, a central heating radiator, and a window to the rear elevation, allowing for plenty of natural light.

#### En-Suite 3'3" x 4'9"

Three piece suite with shower, hand wash basin and low flush WC.

#### Bedroom Two 9'6" x 10'6"

Spacious second bedroom with built-in cupboard, central heating radiator, and window to the front elevation.

#### Bedroom Three 9'10" x 9'10"

Generous third bedroom with built-in wardrobes, central heating radiator, and window to the rear elevation.

#### Bedroom Four 8'7" x 8'10"

Fourth bedroom with central heating radiator and window to the front elevation, ideal for a nursery/dressing room/office etc...

#### Bathroom 6'11" x 8'10"

Four piece family bathroom with bath, low flush WC, shower and hand wash basin.

#### Double Garage 15'7" x 15'7"

Space for vehicle parking or additional storage.

#### Outside

To the front, the property features a large driveway alongside a well-maintained lawn. To the rear, there is a beautifully kept lawn bordered by trees and shrubs, offering privacy and picturesque countryside views, along with a patio area perfect for outdoor dining.





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. Specifically 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) A			
(81-91) B			
(69-80) C		72	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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