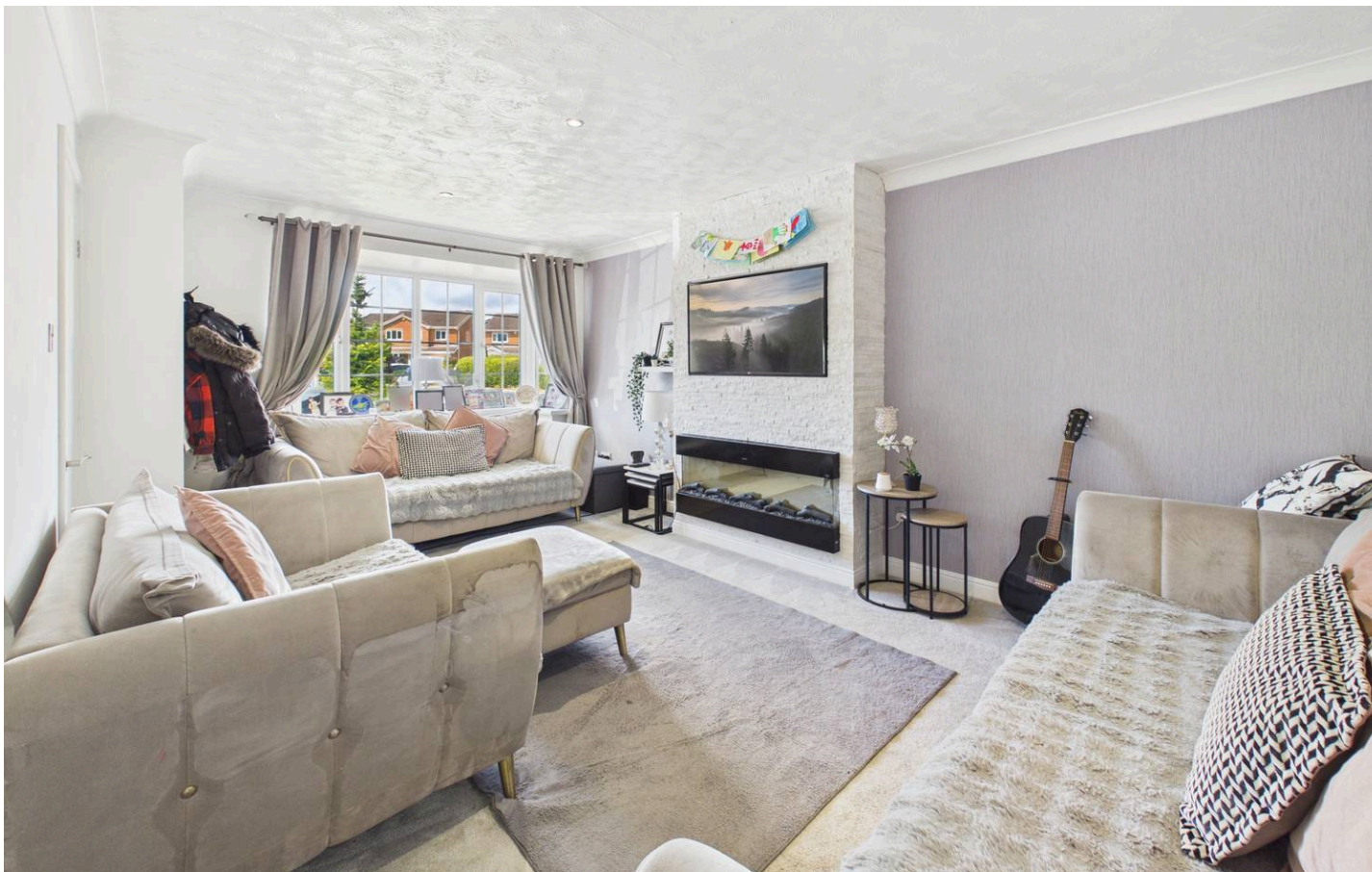




**7 Fairways Drive, Kirkby-In-Ashfield, NG17 8NY**

Guide Price **£285,000**





## 7 Fairways Drive

Kirkby-In-Ashfield, Nottingham

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

- Well presented detached family home
- Four DOUBLE bedrooms, each with built-in wardrobes, principal bedroom with en-suite shower room (currently being refurbished)
- Entrance hall with laminate flooring
- Lounge with box bay window to the front elevation and modern electric fire set to a tiled media wall
- Stylish dining kitchen with laminate flooring which flows through a UPVC double glazed conservatory creating open plan family living
- Kitchen with white panelled units, granite worktops which extend to a peninsular breakfast bar and integrated oven, microwave, hob, extractor and dishwasher
- First floor fully tiled bathroom/Wc with white suite and electric shower, ground floor Wc with washbasin
- Driveway and garage provide off road parking
- Enclosed lawned rear garden with private tree-lined rear aspect and a decked seating/BBQ area to the rear of the garden space
- Situated 0.5 miles from Ashfield Comprehensive School and 0.2 miles from Greenwood Primary and Nursery School









Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

114.2 m<sup>2</sup>

1231 ft<sup>2</sup>

**Reduced headroom**

1 m<sup>2</sup>

11 ft<sup>2</sup>

(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.

GIRAFFE360



## David James Estate Agents

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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.