



33 DICKENS WAY KIRKBY IN ASHFIELD

£925 Per

A well-presented brand new two-bedroom home neutrally decorated accommodation throughout. The property features a spacious living room, a modern fitted kitchen with dining space, a ground-floor WC, two double bedrooms and a contemporary bathroom. Outside, there is a block-paved driveway with off-road parking and an electric vehicle charging point, along with an enclosed rear garden with lawn and patio areas. The property also benefits from an air-source heat pump and is conveniently located for local schools, shops, parks and access to the A38 and M1.



• VIRTUAL TOUR AVAILABLE • New build property • Large rear garden • Paved driveway for at least 2 cars

Entrance Hallway

A bright and welcoming entrance hallway finished with entrance matting, providing direct access to the WC and living room

Living Room

A spacious and well-presented living room with neutral décor, soft cream carpeting and ample space for both seating and dining furniture. A front-facing window allows plenty of natural light into the room, while the staircase rises to the first floor.

Kitchen / Dining Room

A modern fitted kitchen featuring a range of white wall and base units with wood-effect work surfaces. Appliances include an integrated oven, electric hob and extractor, with space and plumbing for a washing machine. The room is finished with oak-effect vinyl flooring and benefits from a window overlooking the rear garden. A useful under-stairs cupboard provides additional storage.

Ground floor WC

Fitted with a low-level WC and wash hand basin, complemented by oak-effect vinyl flooring.

Front Bedroom

A bright and well-proportioned double bedroom with neutral décor and fitted carpet. The room also includes a built-in cupboard housing the hot water cylinder.

Bathroom

A modern bathroom fitted with a white three-piece suite comprising a bath with shower over and glass screen, wash hand basin and low-level WC. Neutral tiling, oak-effect flooring and a frosted window complete the room.

Rear Bedroom

A second generously sized double bedroom, finished with neutral décor and fitted carpeting. A built-in cupboard provides useful additional storage, with window blinds due to be installed.

Exterior

To the front is a block-paved driveway providing off-road parking, together with an electric vehicle charging point, external lighting and a small lawned area.

The enclosed rear garden is mainly laid to lawn offering a generous outdoor space with a paved pathway leading from the back door to the side gate. The home also benefits from an air-source heat pump.

Location

Situated on a Gleeson new build estate the property is conveniently located close to a range of local schools, shops and everyday amenities. Nearby parks and green spaces provide opportunities for walking and recreation, while convenient access to the A38 and M1 makes the location well suited to commuters travelling towards Mansfield, Nottingham and the wider East Midlands.

Material Information

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection.

Heating and hot water status: Heat Pump Air Source. Hot water boiler.

Broadband and mobile phone coverage: see checker.ofcom.org.uk.

Flood risk in this location: Surface water = Very Low.



- Two double bedrooms • Downstairs WC • Convenient storage cupboard upstairs and downstairs • High spec throughout • New blinds to be fitted throughout • EPC rating - B

River/Sea = Very Low

Flood risk from Groundwater = This location is outside of a groundwater flood alert area
Flooding from reservoirs = unlikely in this area.

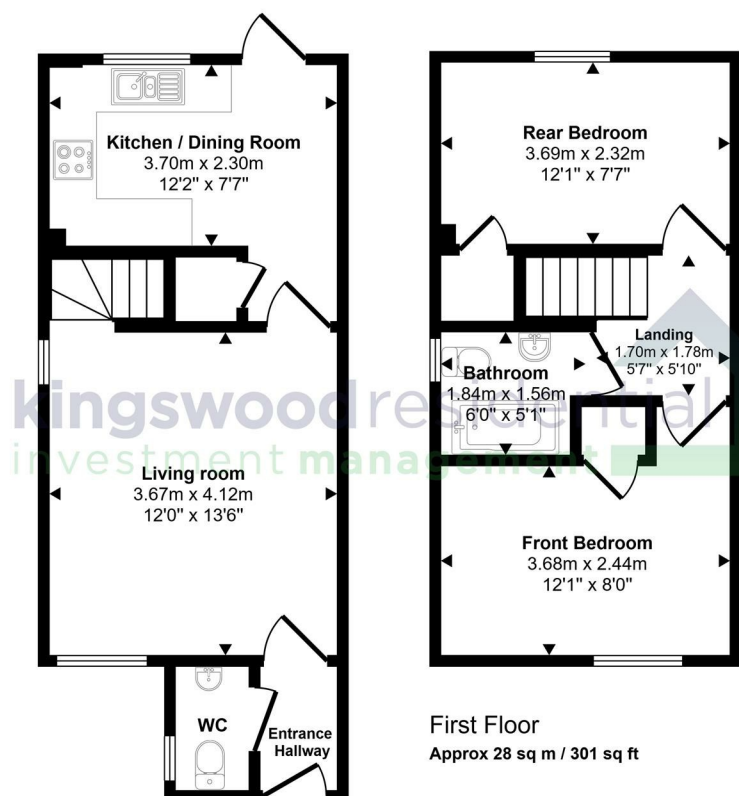
Coal mining area location: located on the coalfield.

Council: Ashfield District Council

Any planning permission in the area: see planning.ashfield.gov.uk/planning-applications



Approx Gross Internal Area
59 sq m / 631 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	86	
(69-80) C		
(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		

EPC Rating: B Council Tax Band: New Build

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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