



Offers Over £220,000 Freehold

13 CHESTNUT AVENUE | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 8BA

BuckleyBrown
ESTATE AGENTS

TURN THE KEY, START YOUR STORY!... Located within Kirkby-In-Ashfield, Nottingham, this delightful three bedroom semi-detached house offers easy living at its finest. The location is ideal for families and professionals alike, with easy access to local amenities, schools, and transport links, making it a wonderful place to call home. Let's take a look inside...

Upon entering the property, you are greeted by two spacious reception rooms, both providing ample space for relaxation and entertaining. One of which is complemented by patio doors opening to the rear garden. The ground floor also features a well-appointed kitchen, perfect for culinary enthusiasts to enjoy cooking.

Moving upstairs, you will find three generously sized bedrooms, all offering a great space to relax. The bedrooms are well-proportioned, allowing for comfortable living and personalisation to suit your style. Just off the landing is a three piece bathroom suite.

Outside, the property boasts a lovely garden area, perfect for outdoor activities and gatherings. The garden offers a tranquil space to unwind, with both decked and patio seating areas. Additionally, there is a private driveway and garage to the front allowing for secure off road parking. This semi-detached house on Chestnut Avenue is a fantastic opportunity for those seeking a comfortable and inviting home in a desirable location.

Call now to arrange a viewing!





Porch

Window to the front and further access into;

Hall

Spacious hallway with a handy storage cupboard located under the stairs and further access into;

Sitting Room 11'10" x 17'8"

Carpeted reception room with central heating radiator, feature fireplace and a bay window to the front elevation.

Living Room 11'10" x 17'8"

Spacious living area with carpeted flooring, central heating radiator and patio doors opening onto the rear garden.

Kitchen 5'7" x 15'6"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and dual aspect windows to the rear and side elevations.

Landing

Window to the side and further access into;

Bedroom One 11'11" x 11'4"

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

Bedroom Two 10'2" x 10'8"

Carpeted flooring, central heating radiator and a bay window to the front elevation.

Bedroom Three 7'2" x 7'3"

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



Bathroom 5'11" x 5'10"

Three piece suite including a hand wash basin, low flush WC and a bath. Window to the side elevation.

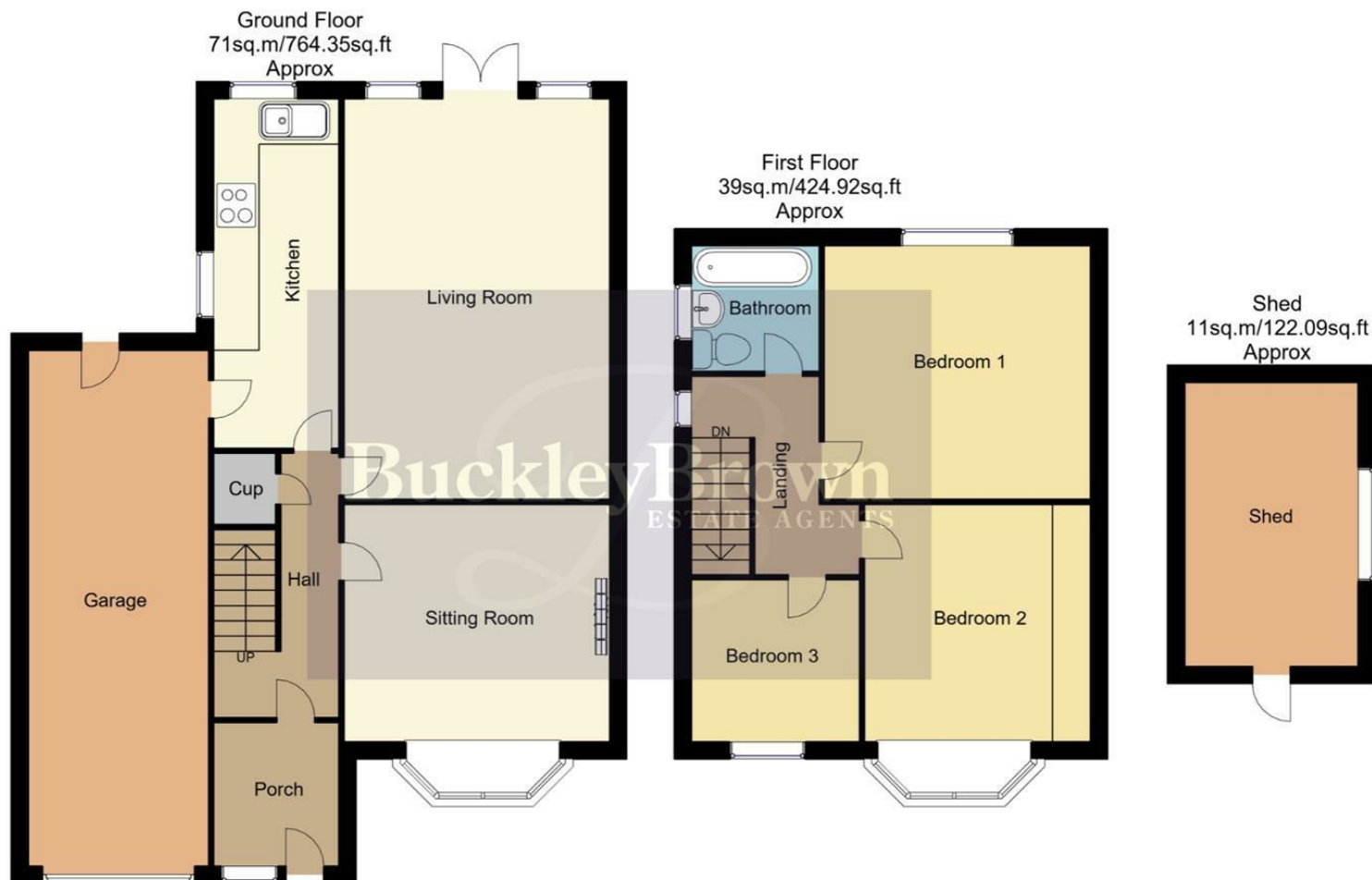
Garage 8'2" x 22'11"

Attached garage accessible from the front with an external door to the rear elevation.

Outside

Private paved driveway to the front elevation along with an integrated garage for additional parking. The rear garden boasts a well maintained lawn, both decked and patio seating areas and fence surround.





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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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) A		
(81-91) B		
(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		

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