



## 1 Wilson Avenue, Kirkby-In-Ashfield

Guide Price £315,000 – £325,000 Freehold

TWO BEDROOM BUNGALOW, NO UPWARD CHAIN • FEATURE OPEN PLAN KITCHEN AND DINER • EN-SUITE SHOWER ROOM AND FAMILY BATHROOM • PRACTICAL UTILITY ROOM AND GARAGE • WELL EQUIPPED OUT DOOR SPACES WITH EXTERNAL POWER AND LIGHTING • DOUBLE DRIVEWAY OFFERING OFF ROAD PARKING



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### Garage

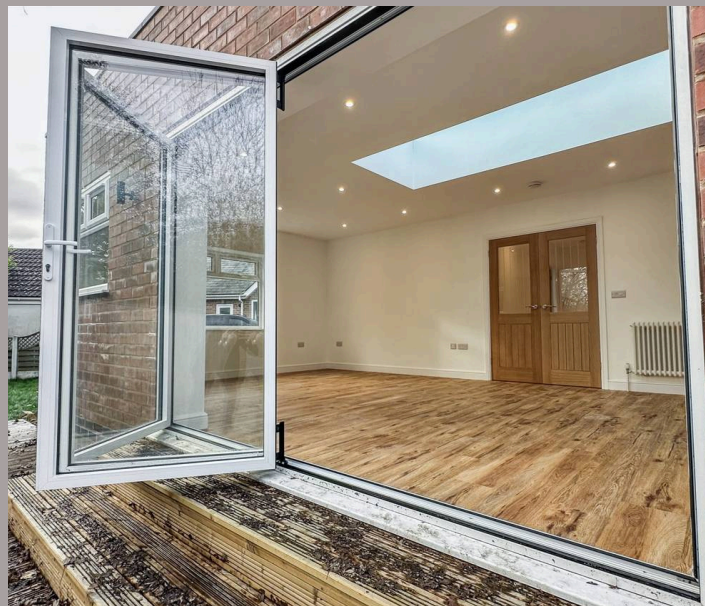
A practical addition to the home, the garage features an electric up and over door, power points and lighting offering an ideal outdoor storage space.

### Outside

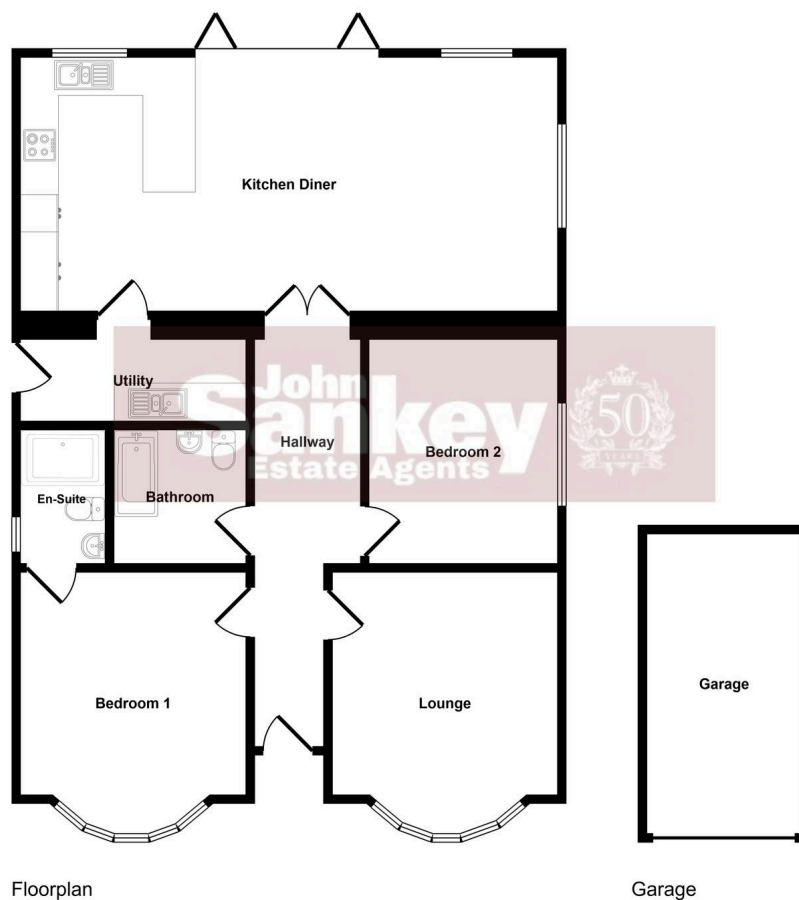
To the front of the property is a driveway providing off-road parking, leading to the garage. There are two gated side entrances, one on each side of the home. The rear garden offers a well-designed outdoor space with a patio area, an artificial lawn, panelled fencing, and outdoor lighting. A wooden decking area runs along the rear of the property, positioned just outside the bifold doors to create an ideal entertaining space. To the side of the garden is a low-maintenance lawn area with flowerbeds, along with a pathway leading to the second gated side access. Exterior power points add further practicality to the outdoor area.

### Additional information

Tenure: freehold Council tax band: B Mobile/Broadband Coverage Checker visit: [www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker







These brochures are produced as a guide only. The floor plan and measurements are not to be used for furnishing or any other purposes and are approximate.

\*\*\*Guide Price £315,000-£325,000\*\*\* Situated in a quiet cul-de-sac, this two-bedroom detached bungalow offers well-equipped and modern living throughout. Upon entering, you are welcomed by a bright entrance hall that guides you through the property and sets the tone for the rest of the home.

At the front of the bungalow sits a cosy lounge alongside a double bedroom featuring its own en suite shower room. A second double bedroom and a family bathroom provide additional comfortable accommodation.

Positioned at the rear is the true heart of the home—an impressive open-plan kitchen and dining area complete with a well-equipped kitchen, skylight, and bi-fold doors that beautifully blend indoor and outdoor living. A practical utility room is conveniently located next to the kitchen.

Externally, the property has even more to offer. A double driveway provides off-road parking to the front, with the drive extending down the side of the home to a garage and side gate giving access to the rear garden. The rear garden itself offers excellent outdoor living and relaxing spaces, further enhancing this already well-appointed and modern home.

Overall, this is a fantastic property for someone looking to downsize while still enjoying contemporary living.



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