



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







Entrance Hall

A welcoming and generously sized entrance hall that guides you through the property. This bright area features spotlights to illuminate the space, a central heating radiator, power points, and double opening doors leading into the kitchen and dining area.

Lounge

11' 9" x 11' 9" (3.58m x 3.58m)

A generously sized and cosy lounge featuring a UPVC double glazed bay window that fills the room with natural light. Power points are positioned throughout, and a central heating radiator completes this comfortable living space.

Bedroom 1

11' 9" x 11' 9" (3.58m x 3.58m)

A well-proportioned double bedroom with a UPVC double glazed window offering plenty of natural light. The room is fitted with power points, a central heating radiator, and its own private ensuite shower room.

En suite

A modern ensuite comprising a walk-in electric shower, a pedestal sink with mixer tap, and a low flush WC. Additional features include spotlights, a heated towel rail, and a UPVC double glazed window.

Bedroom No 2

11' 9" x 9' 9" (3.58m x 2.97m)

The second double bedroom includes power points, a central heating radiator, and a UPVC double glazed window overlooking the rear garden.

Bathroom

A modern bathroom fitted with a pedestal sink with mixer tap, low flush WC, and a bath with mains-fed shower. The room also includes a heated towel rail and spotlights that brighten the space.

Kitchen/Diner

27' 9" x 13' 4" (8.46m x 4.06m)

The standout feature of this home is the impressive open-plan kitchen and dining space. The kitchen includes stylish wall and base units housing an integrated dishwasher, induction hob with extractor fan, fridge freezer, oven, and microwave. The rest of the space offers excellent storage, multiple power points, UPVC double glazed windows, and a large UPVC skylight that floods the room with natural light. UPVC bifold doors open out onto the rear garden, creating a seamless link between indoor and outdoor living. The dining area comfortably seats up to 10 people and features spotlights, multiple power points, and two central heating radiators, making it a perfect space for entertaining.

Utility Room

11' 8" x 4' 5" (3.56m x 1.35m)

A practical and functional addition featuring wall and base units with a sink and space for additional appliances. The room includes power points, a central heating radiator, spotlights, and side door access to the rear aarden.

Garage

A practical addition to the home, the garage features an electric up and over door. power points and lighting <u>offering an ideal</u> 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.

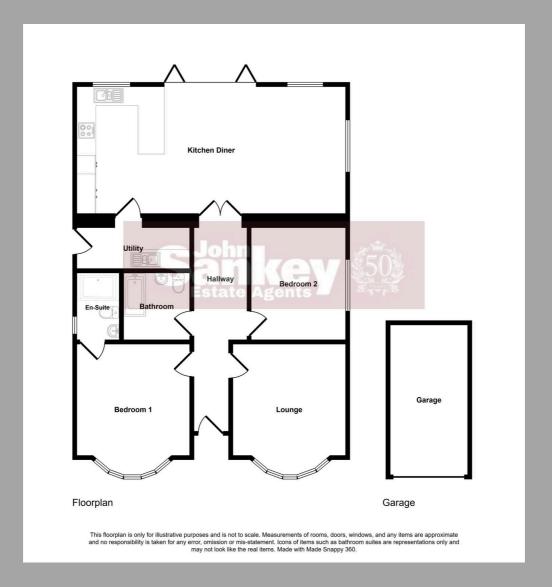
Additional information

Tenure: freehold Council tax band: B Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk 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-£325,000Situated 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 quides 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.



