



2 Chestnut Grove, Kirkby in Ashfield NG17 8BL

Offers Around £195,000

Just perfect for those discerning home owners contemplating retirement looking for a home with all of the advantages to be associated with single storey living. Highly regarded residential location in non estate setting. Many attractive features.

- QUIET CUL DE SAC SETTING
- WIDE FRONTAGE
- LOVELY GARDENS
- TWO DRIVEWAYS
- EARLY VIEWING IMPERATIVE

DESCRIPTION AND SITUATION

The sale of this most appealing double bay fronted traditional bungalow will be of immediate interest to the more discerning home owner who may be contemplating retirement and is in need of a property that provides comfortable accommodation with all of the advantages to be associated with single storey living.

The property is maintained to an excellent standard and provides a very practical layout. There is a comfortable lounge with French doors giving access to a delightful conservatory which is centrally heated and has an air conditioning unit providing extremely useful additional room space suitable for year round occupation. The kitchen is large enough to accommodate a dining table. There are two double bedrooms with the master bedroom being fully fitted. The shower room has been refurbished with a modern suite.

The property stands on an impressive plot with wider than average frontage helping to promote natural privacy. There are twin driveways which give potential caravan standing space in addition to the detached garage. The gardens are level and fully established - perfect for al fresco dining.

The property is found within one of the most popular, residential locations in the town and is tucked away towards the end of a cul de sac. Level access can be gained onto Victoria Road where there are bus stops for ease of access into the town centre and surrounding areas.

Bungalows in this location rarely come to the market. We have no hesitation in recommending an early inspection.

ACCOMMODATION

The main accommodation with approximate room sizes may be more fully described as follows:

OPEN STORM PORCH

with glazed/panelled door giving access to:-

ENTRANCE HALL

with central heating radiator.

LOUNGE 11'11" x 11'5" (3.65 x 3.48)

A modern living flame gas fire is inset to the chimney breast. Central heating radiator. Double glazed UPVC leaded window to the right hand elevation plus double glazed UPVC French doors giving access to:-

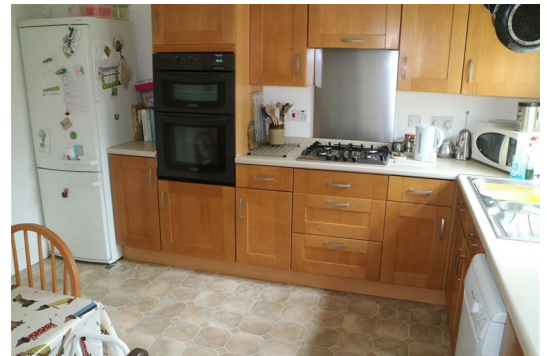


CONSERVATORY 9'1" x 15'2" (2.78 x 4.64)

providing extremely useful additional room space, centrally heated and with air conditioning unit making it suitable for use all year round. Central heating radiator, under floor heating. Three quarter height double glazed windows overlooking the rear gardens.

**BREAKFAST KITCHEN 12'0" x 10'5" (3.66 x 3.18)**

equipped with beech fronted base and wall mounted storage cupboards, stainless steel one and a half bowl single drainer sink unit, four ring gas hob plus split level oven. Ample space for dining table. Space for fridge. Double panelled radiator and double glazed window.



BEDROOM 12'0" x 14'3" into bay (3.66 x 4.35 into bay)

Double glazed leaded bay window plus further double glazed window to the right hand elevation creating a particularly bright and pleasant room. A run of modern fitted wardrobes providing ample hanging and storage space. Central heating radiator.

**BEDROOM 11'8" x 12'0" into bay (3.58 x 3.66 into bay)**

Double glazed bay window. Central heating radiator.



REAR ENTRANCE VESTIBULE/UTILITY ROOM 5'5" x 10'2" maximum/overall (1.67 x 3.11 maximum/overall)
with wall mounted gas boiler, central heating radiator and plumbing for washer.

CLOAKROOM/WC 4'10" x 2'5" (1.48 x 0.75)

equipped with a wash hand basin, WC, central heating radiator and double glazed window.

SHOWER ROOM/WC 6'5" x 6'5" (1.98 x 1.96)

Refurbished with a modern suite comprising a walk in shower cubicle with electric shower, wash hand basin, WC, double glazed window and chrome radiator.

**LEFT HAND PORCH 7'0" x 3'10" (2.14 x 1.17)**

door to rear gardens.

OUTSIDE

The property stands on a nice level plot with wider than average frontage helping to promote natural privacy. A brick paved driveway provides off street parking and gives access to a detached garage of concrete sectional construction with an electronically operated garage door. There is a further paved driveway to the left hand side of the property. The front gardens are laid to lawn along with flower beds set behind a brick built wall. The rear gardens enjoy a good degree of natural privacy and are fully established. They comprise a paved patio, lawn, flower beds, herbaceous borders and shrubs. There is a useful, good sized garden shed. The rear gardens are surrounded by fencing making them safe and secure.



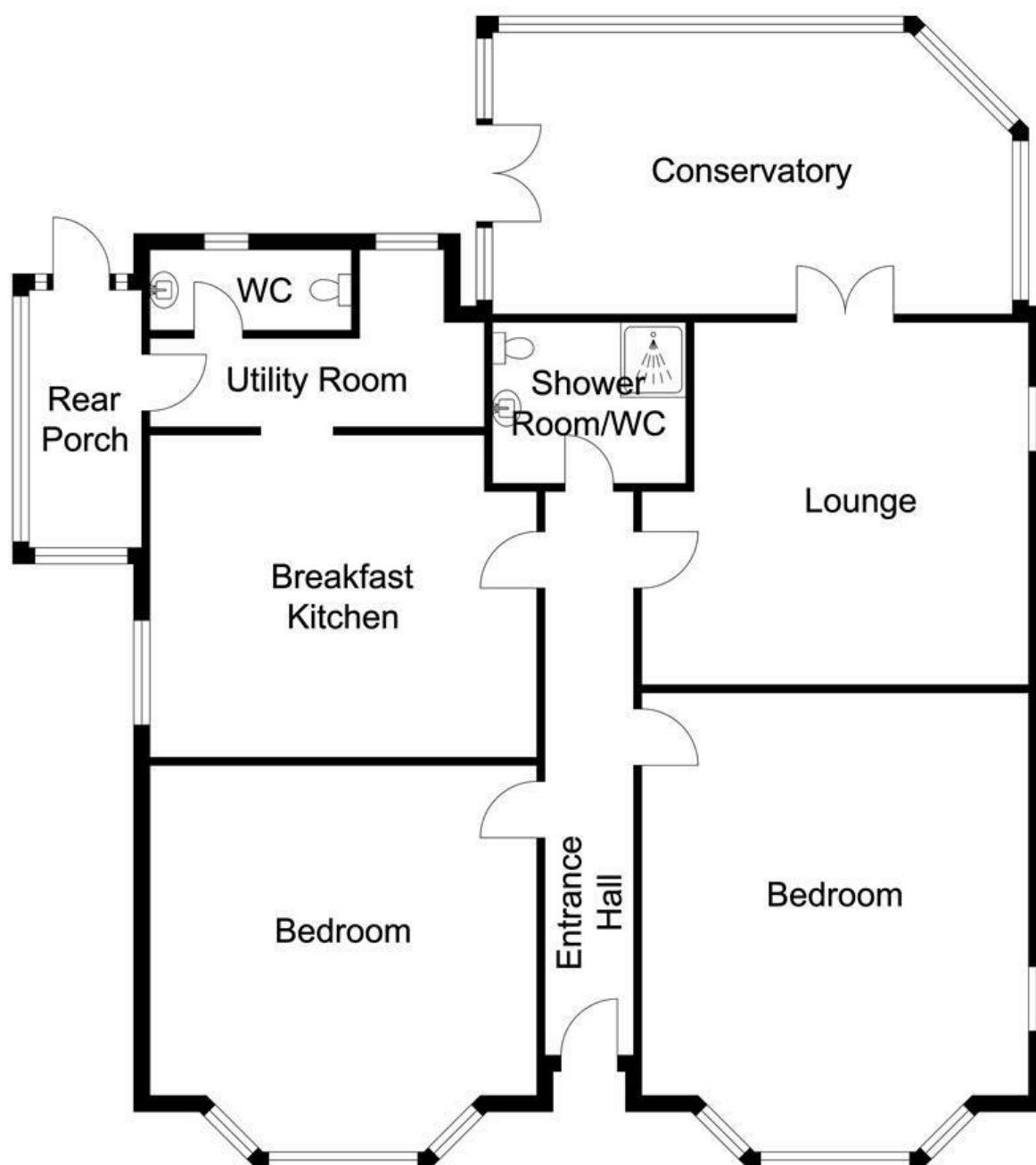
TENURE

Freehold with vacant possession on completion.

VIEWING

Arranged with pleasure via the sole selling agents.

Chestnut Grove, Kirkby-In-Ashfield



DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		