



55 Bourne Avenue, Kirkby in Ashfield NG17 7FB

Offers Around £199,950

A lovely bungalow with many, expensive refinements found within a pleasant, cul de sac setting enjoying excellent access into the town centre. Perfect for the more discerning buyer contemplating retirement seeking the advantages of single storey living.

- COMFORTABLE LOUNGE
- DINING HALL
- REFURBISHED KITCHEN
- MODERN SHOWER ROOM
- LARGE GARAGE

DESCRIPTION AND SITUATION

The sale of this most appealing bungalow will be of immediate interest to the more discerning home owner who may be contemplating retirement and in need of a property with all of the advantages that single storey living has to offer.

The property boasts many expensive refinements including bespoke fitted kitchen, triple glazing, refurbished shower room. Both bedrooms are fully fitted and the roof space has been boarded out providing useful additional storage space. There is a substantially larger than average garage with adjoining workshop, plus summer house in the back garden.

The property is found within a pleasant, established, residential location in a cul de sac setting and gains easy access into the town centre with all of its facilities.

The property is offered for sale with no "upward" chain. Early possession is therefore readily available subject only to formal completion.

An internal inspection is absolutely imperative and will not be regretted.

ACCOMMODATION

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

FULLY ENCLOSED STORM PORCH

with double glazed window.

ENTRANCE LOBBY

with custom made walk in storage cupboard plus central heating radiator.

LOUNGE 11'10" x 15'8" (3.62 x 4.78)

with living flame gas fire set within a decorative surround. Triple glazed window and central heating radiator.



DINING HALL 14'11" x 7'8" (4.55 x 2.36)

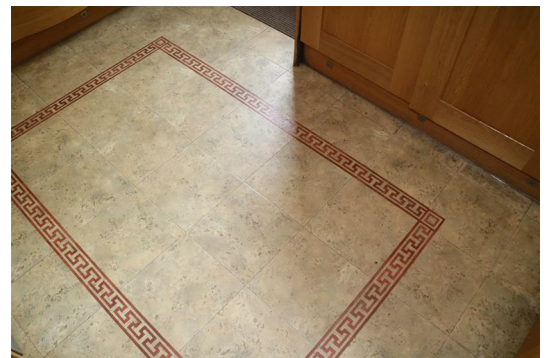
created from what would have originally been a third bedroom and featuring a double glazed window with coloured leaded panes plus central heating radiator and hatch to the roof space.



KITCHEN 11'7" x 8'11" (3.54 x 2.73)

Refurbished with bespoke oak fronted fittings complemented by high quality floor coverings. Sink unit with macerator, integrated oven, microwave, dishwasher and fridge. Plumbing for washer. Modern radiator and double glazed window.

Agents note: we are informed by the Vendor that the washing machine is leaking and is in need to attention.

**BEDROOM 11'10" x 11'10" (3.62 x 3.63)**

with a range of fitted wardrobes and bedside furniture providing ample hanging and storage space. Triple glazed window and central heating radiator.



BEDROOM 8'11" x 11'5" (2.73 x 3.5)

incorporating a range of fitted wardrobes, triple glazed window and central heating radiator.

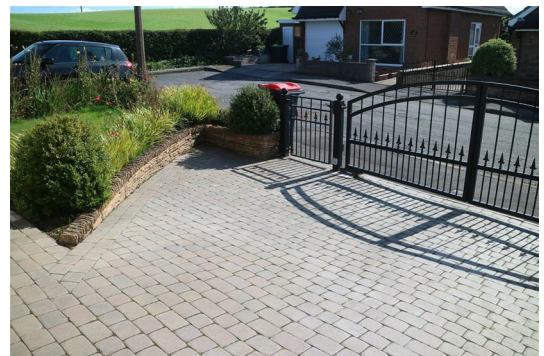
**SHOWER ROOM/WC 5'10" x 7'8" (1.78 x 2.35)**

refurbished with a modern suite comprising a plumbed in shower, wash hand basin, bidet, WC. Underfloor heating. Quality ceramic tiling to the walls. Triple glazed window.



OUTSIDE

Electrically operated gates give access to block paved driveway providing ample off street parking. There is a small lawn in front of the property set behind a brick built wall. At the rear of the property there is a larger than average brick/tilled garage (8.99 x 3.7 with electrically operated roller door) incorporating a small workshop area to the rear. The rear gardens enjoy a good degree of natural privacy and comprise a lawn along with flower beds. There is a delightful summer house.



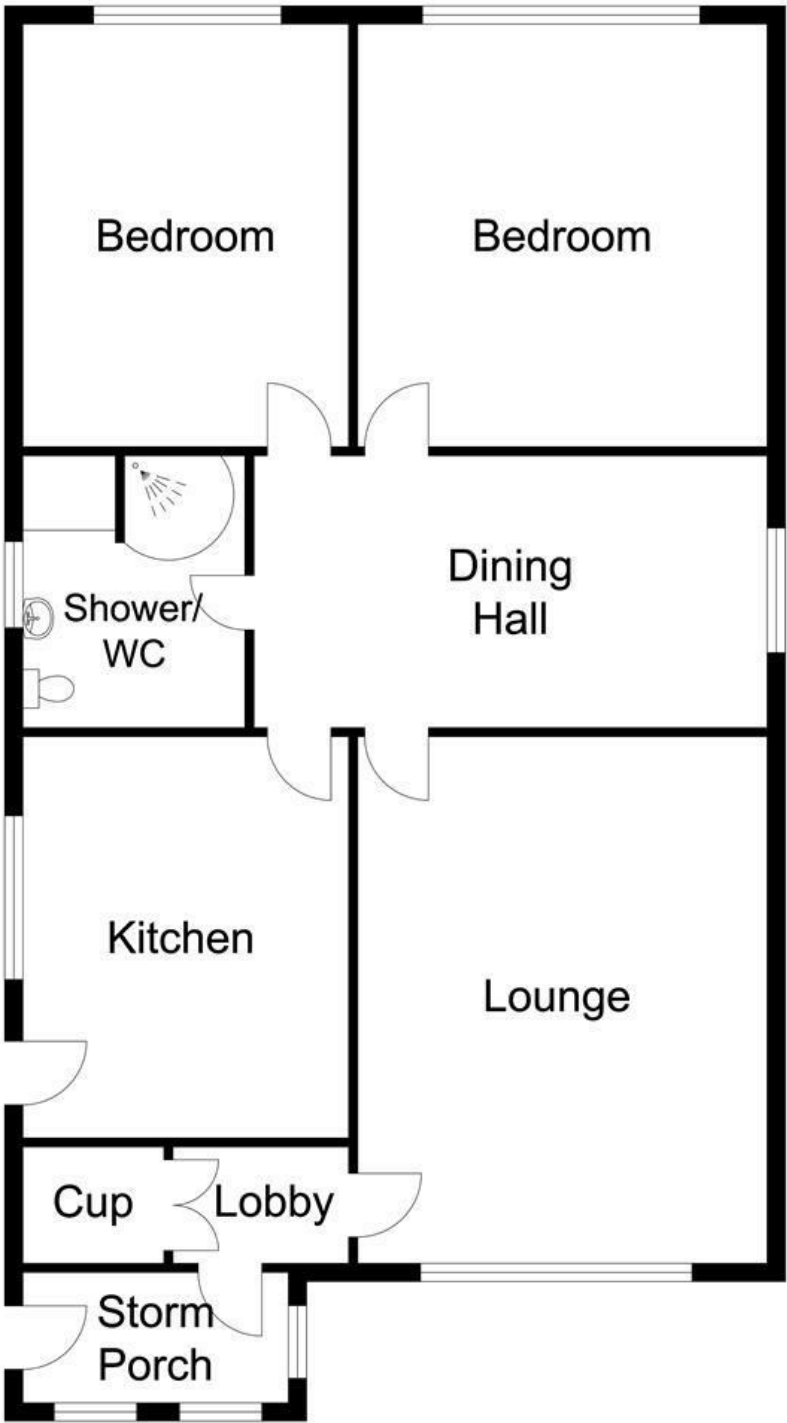
TENURE

Freehold with vacant possession on completion.

VIEWING

Arranged with pleasure via sole selling agents.

Bourne Avenue, 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

