



4 Bellamy Drive, Kirkby-in-Ashfield,
Nottingham, Nottinghamshire, NG17 8SL

No Chain £164,995

Tel: 01623 626990

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Semi Detached House
- En Suite & Family Bathroom
- Fully Integrated Kitchen Appliances
- South Facing to Rear
- Tandem Length Driveway & Garage
- Three Bedrooms
- Lounge & Kitcher Diner
- Recently Redecorated - September 2020
- Low Maintenance Landscaped Rear Garden
- Lovely Position at the End of a Cul-De-Sac

A modern three bedroom semi detached house, positioned in an established suburban location close to the centre of Kirkby-in-Ashfield where there are a wealth of amenities available.

The property is offered to the market with no upward chain, and has been recently redecorated throughout offering a modern and contemporary home well suited to professional couples, single occupiers and downsizers looking for low maintenance living.

The accommodation comprises an entrance hall, WC, lounge and kitchen diner with fully integrated appliances and French doors leading out on to the south facing rear garden. The first floor landing leads to a main bedroom with en suite, two further bedrooms and a family bathroom.

Externally, there is a tandem length driveway to the side of the house leading to a single garage. The rear garden enjoys a south facing aspect with paved and decked patios, artificial turf and borders on two sides with shrubs.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

8'8" x 3'8" (2.66m x 1.12m)

With radiator, wood effect vinyl floor, central heating thermostat, two single spotlights, smoke alarm and stairs to the first floor landing.

WC

5'1" x 2'10" (1.56m x 0.88m)

Having a low flush WC. Corner pedestal wash hand basin with chrome mixer tap and tiled surround. Radiator, tiled effect floor and obscure double glazed window to the front elevation.

LOUNGE

14'8" x 11'6" (4.48m x 3.52m)

With radiator, wood effect vinyl floor, telephone point, television point, four double power points and eight ceiling spotlights.

KITCHEN DINER

14'9" x 9'7" max (4.51m x 2.93m max)

(8'2" into dining area). Having a modern fitted kitchen with white high gloss door fronts comprising wall cupboards, base units and drawers with brushed metal handles and laminate working surfaces over. Inset 1 1/2 bowl stainless steel sink with drainer and mixer tap, and contemporary tiled splashbacks. Integrated stainless steel appliances comprising an electric oven four ring gas hob, splashback and extractor hood above. Integrated fridge/freezer and dishwasher. Tiled effect floor, radiator, four ceiling spotlights, useful understairs storage cupboard with ceiling spotlight and shelving, and double glazed window and French doors leading out onto the rear garden.

FIRST FLOOR LANDING

With radiator, smoke alarm, double power point and loft hatch.

BEDROOM 1

9'2" x 8'11" (2.81m x 2.73m)

(Plus door reveal 3'3" x 3'2"). Having ample fitted wardrobes with double hanging rails. Radiator, four ceiling spotlights and double glazed window to the front elevation.

EN SUITE

6'8" max x 5'8" (2.05m max x 1.73m)

Having a modern three piece white suite with chrome fittings comprising a tiled shower enclosure with 'rain' shower and additional shower handset. Low flush WC. Pedestal wash hand basin with mixer tap. Part contemporary tiled walls, tiled effect floor, radiator, extractor fan and obscure double glazed window to the front elevation.

BEDROOM 2

8'8" x 8'2" (2.65m x 2.51m)

With radiator and double glazed window to the rear elevation.

BEDROOM 3

8'3" x 5'10" (2.52m x 1.79m)

With radiator and double glazed window to the rear elevation.

FAMILY BATHROOM

6'7" x 5'6" (2.02m x 1.68m)

Having a modern three piece white suite with chrome fittings comprising a panelled bath with mixer tap and contemporary tiled surround. Pedestal wash hand basin with mixer tap. Low flush WC. Tiled effect floor, radiator, extractor fan and obscure double glazed window to the side elevation.

OUTSIDE

The property occupies a lovely position at the end of the cul-de-sac with low a maintenance south facing landscaped rear garden. There is a low walled and railings boundary frontage and path which leads to the main entrance door adjacent to a tandem length driveway leading to a single garage. To the rear of the property, there is a paved patio extending the full width of the house, a central artificial lawn, decked patio and borders with shrubs and slate clippings on both sides. There is an outside tap and door to the garage.

SINGLE GARAGE

19'7" x 9'8" (5.99m x 2.97m)

Equipped with power and light, UPVC side entrance door, and up and over door.

DIRECTIONS

From the B6020 Diamond Avenue in the centre of Kirkby-in-Ashfield turn onto Lindleys Lane heading south. Turn left onto Bennet Drive, follow the road round turning right onto Bellamy Drive and the property can be found at the end of the cul-de-sac on the left hand side identified by our for sale board.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

All mains services are connected.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.



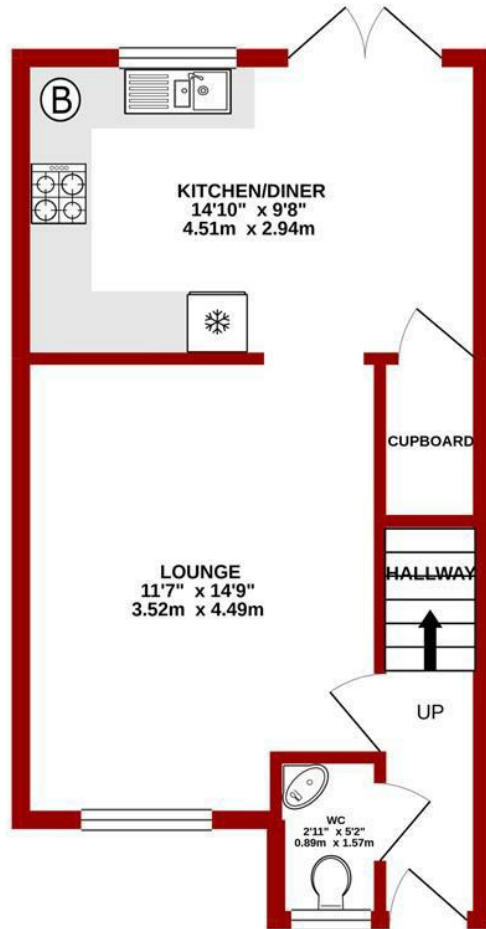




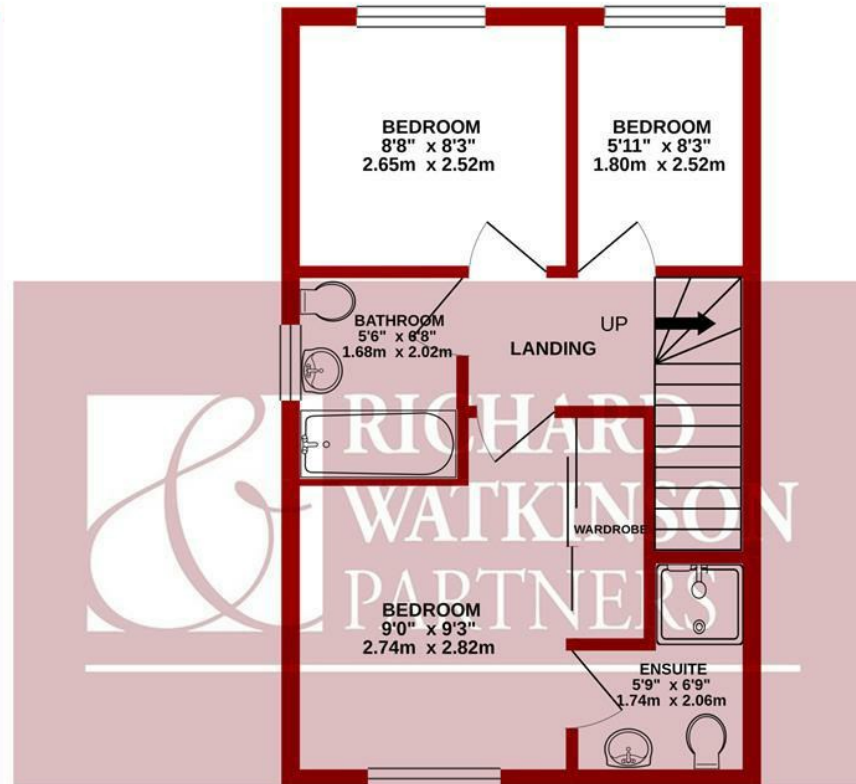




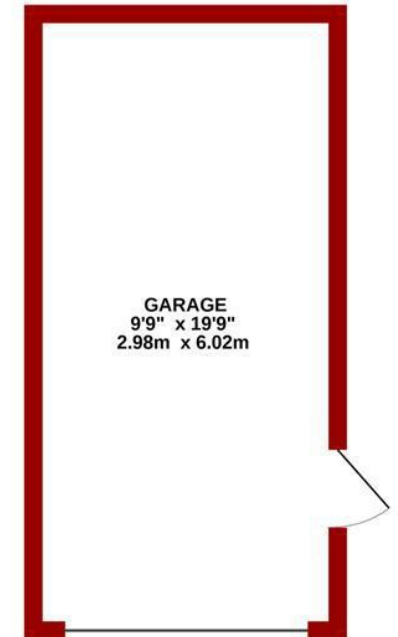
GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



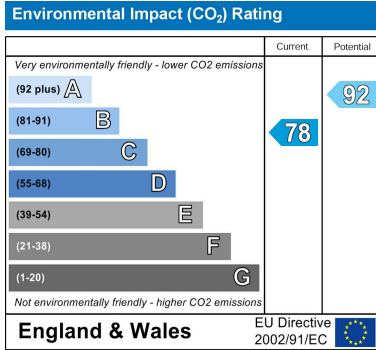
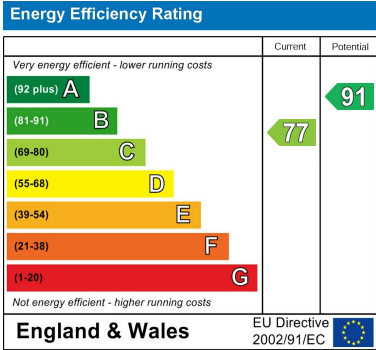
GARAGE
193 sq.ft. (17.9 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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