



7 Woodhall Close, Kirkby-In-Ashfield,  
Nottingham, Nottinghamshire, NG17 8NP

**£210,000**  
Tel: 01623 626990

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family House
- Three Bedrooms
- Neutral Fitted Kitchen
- Driveway, Garage & Private Garden
- Popular & Convenient Location
- Well Proportioned Internal Layout
- Lounge & Dining Room
- Handy Utility Room & Cloakroom
- Ashfield Comp Catchment Area
- Viewing Highly Recommended

We are delighted to offer to the market this great opportunity to acquire this truly delightful and deceptively spacious three bedroom detached house originally built by the highly regarded Taylor Wimpey with the property offering a great living space both inside and out. The property comes nestled on a lovely quiet cul-de-sac of other privately owned residential properties. The property also comes closely situated within walking distance of the highly regarded Ashfield comprehensive schools, impressive primary schools and a well serviced bus route which provides access to a wealth of amenities.

This property is a credit to the current owner and is presented in an immaculate manner with its neutral internal decor, with these being just a few select reasons of many in why an early inspection is vital before its too late.

The accommodation comprises an entrance hallway, lounge seamlessly flowing to the dining room, neutral fitted kitchen, handy utility and a downstairs WC. To the first floor landing there are three well proportioned bedrooms and a modern family bathroom with three piece suite.

Externally there is a manageable yet generously proportioned half and half split frontage consisting of a neatly maintained lawn and a sweeping driveway that provides off road parking for at least two cars that leads onto an integral garage. To the rear of the property there is a private garden which is majority laid to lawn, with mature shrubs and hedging and a central path that leads to a garden shed that will be included within the sale.

A DOUBLE GLAZED FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

### **ENTRANCE HALL**

6'8" x 3'1" (2.03m x 0.94m)

An entrance hall having a radiator, ceiling light point and stairs providing access to the first floor landing.

### **LOUNGE**

13'2" x 12'1" (4.01m x 3.68m)

A generously proportioned lounge having a feature fireplace with inset coal effect gas fire. There is also a radiator, ceiling light point, double glazed window to the front elevation and open access into the:

### **DINING ROOM**

10'10" x 7'8" (3.30m x 2.34m)

Having a radiator, ceiling light point, internal door into the kitchen and double glazed patio doors opening onto the rear garden.

### **KITCHEN**

10'10" x 7'8" (3.30m x 2.34m)

A tasteful kitchen having a range of wall cupboards, base units and drawers with working surfaces over. Inset one and a half bowl composite sink with drainer and chrome mixer tap. Integrated oven, five ring gas hob with wall mounted stainless steel extractor hood over. There is also space for a fridge/freezer, radiator, two ceiling light points, double glazed window to the rear which helps to create a lovely light and airy feel.

### **UTILITY**

10'10" max x 7'6" max (3.30m max x 2.29m max)

A handy utility having a wall cupboard and base unit with working surfaces over, plumbing for a washing machine, space for a tumble dryer. There is also a radiator, ceiling light point, internal access door into the garage and a double glazed window and double glazed door providing access to the rear elevation.

### **CLOAKROOM**

4'11" x 3'2" (1.50m x 0.97m)

With two piece suite comprising a low flush WC and a pedestal wash hand basin with chrome mixer tap. There is also a radiator, ceiling light point, tiled splashbacks and an obscure double glazed window to the side elevation.

### **FIRST FLOOR LANDING**

8'5" x 6'5" (2.57m x 1.96m)

With a radiator, ceiling light point and a substantial storage cupboard.

### **BEDROOM 1**

12'9" x 8'10" (3.89m x 2.69m)

A spacious double bedroom having a range of fitted wardrobes with hanging rails and shelving. There is also a radiator, ceiling light point and a double glazed window to the front elevation.

### **BEDROOM 2**

9'1" x 8'8" (2.77m x 2.64m)

A well proportioned second bedroom with fitted wardrobes with a radiator, ceiling light point and a double glazed window to the rear elevation.

### **BEDROOM 3**

9'6" max x 6'7" (2.90m max x 2.01m)

With a radiator, ceiling light point, handy storage cupboard and double glazed windows to the front elevation.

### **FAMILY BATHROOM**

6'6" x 6'1" (1.98m x 1.85m)

With three piece suite comprising a three piece suite comprising a panelled bath with mixer tap and an internally plumbed shower over, pedestal wash hand basin with chrome mixer tap and a low flush WC. There is also a radiator, ceiling light point, extractor fan and an obscure double glazed window to the rear elevation.

### **OUTSIDE**

Externally there is a manageable yet generously proportioned half and half split frontage consisting of a neatly maintained lawn and a sweeping driveway that provides off road parking for at least two cars that leads onto an integral garage. To the rear of the property there is a private garden which is majority laid to lawn, with mature shrubs and hedging and a central path that leads to a garden shed that will be included within the sale.

### **GARAGE**

17'0" x 9'2" (5.18m x 2.79m)

With up and over door, power, lighting and an internal access door providing access into the utility room.

### **VIEWING INFORMATION**

Strictly by appointment with the selling agents. For out of office hours please call Ben Pycroft, Branch Valuer at Richard Watkinson and Partners on zero seven nine six eight eight seven five zero four zero.

### **SERVICES DETAILS**

All mains services are connected.

### **TENURE DETAILS**

The property is freehold with vacant possession upon completion.

### **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.

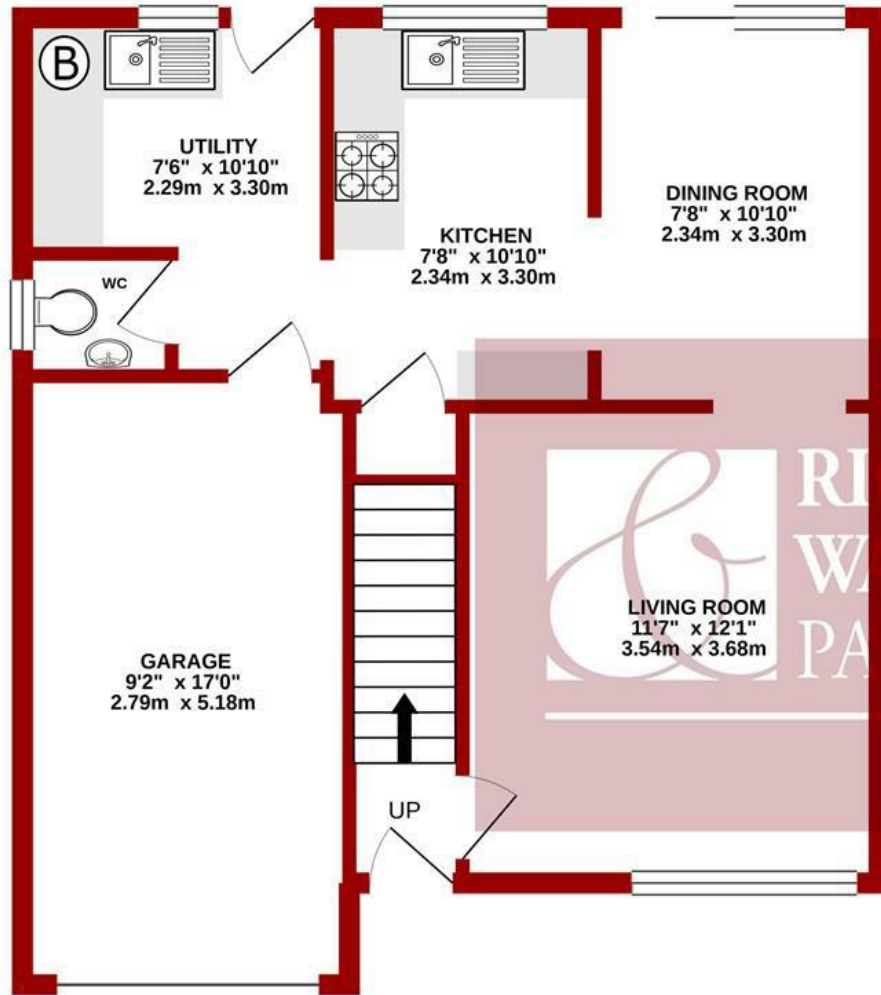




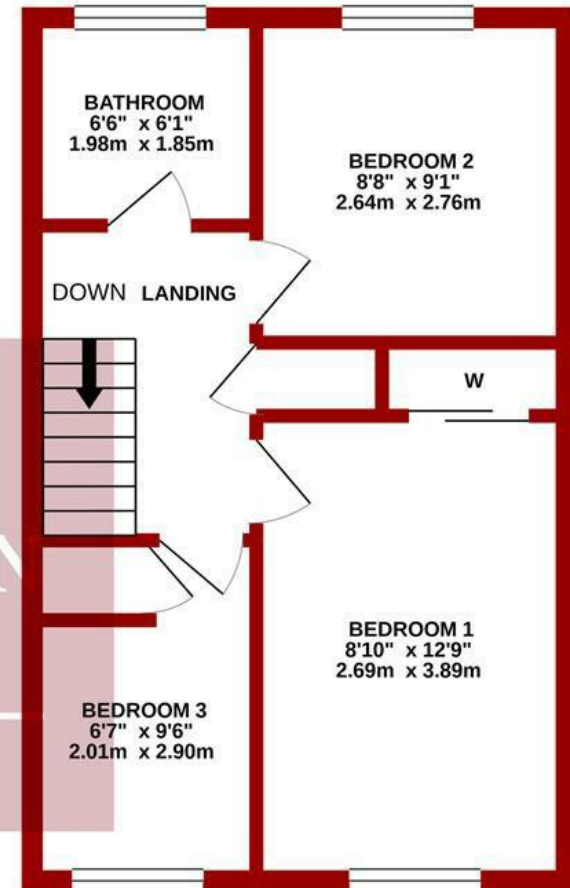




GROUND FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR  
360 sq.ft. (33.4 sq.m.) approx.

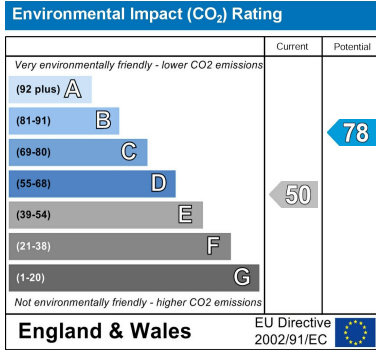
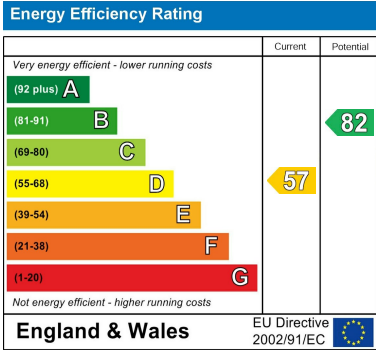


TOTAL FLOOR AREA : 965 sq.ft. (89.6 sq.m.) approx.

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.*

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