



**4 Harebell Close, Kirkby-in-Ashfield,
Nottingham, Nottinghamshire, NG17 8RR**

£325,000
Tel: 01623 626990

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

- Modern Detached House
- Beautifully Presented Throughout
- Two En Suites & Family Bathroom
- Spacious Drive & Private Rear Garden
- Excellent Transport Links
- Private Substantial Plot
- Four Double Bedrooms
- Detached Double Garage
- Popular Residential Location
- Viewing Highly Recommended

We have the pleasure of offering to the market this spacious four bedroom detached family home that has been lovingly maintained to the highest of standards by the current vendors. This property truly is in immaculate order throughout and also benefits from quality and stylish upgrades. Also including two modern en suite shower rooms, modern and neutral family bathroom and stunning naturally light and spacious open plan dining kitchen.

A viewing could not come more highly recommended as this fabulous family residence is positioned in a lovely private position just off the main cul-de-sac of Harebell Close and finds itself in a popular location within close proximity to highly regarded local schools and a whole host of local amenities and with excellent transport links, which will be sure to mean it will not hang around for long.

The accommodation comprises an large central entrance hall with wall mounted Nest smart hub, handy storage cupboard, access into a modern downstairs WC, office / study which is currently in use as a music room, 17ft lounge, double doors opening into a separate dining room. There is also a spacious open plan dining kitchen, separate dining room and a handy utility. To the first floor landing there are four bedrooms all of which are suitable as double bedrooms, including the large master with a walk through dressing area with fitted wardrobes and an en suite shower room. There is also a second en suite shower room to bedroom two and a separate family bathroom with four piece suite.

Externally this property is found situated in a delightful corner position just off the main cul-de-sac of Harebell Close, which assists in creating a lovely quaint approach. To the front of the property there is a generous driveway that provides off road parking for multiple cars, leading onto a large detached double garage. To the rear of the property there is a beautifully maintained landscaped private rear having an initial paved patio sitting area, a neatly maintained lawn which is all privately enclosed with a lovely selection of mature ever green shrubs that help to guarantee privacy all year round. The garden also benefits from a garden shed and a summer house that could be included within the sale due to separate negotiation.

AN OBSCURE DOUBLE GLAZED FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

13'10" x 9'10" (4.22m x 3.00m)

An inviting entrance hall that sets the tone from the off having a radiator, ceiling light point, handy understairs storage cupboard, wall mounted Nest main hub and stairs providing access to the first floor landing.

CLOAKROOM

5'2" x 3'5" (1.57m x 1.04m)

With two piece suite comprising a low flush WC and a wash hand basin with chrome taps. There is also a radiator, ceiling light point and an extractor fan.

STUDY

11'8" x 6'10" (3.56m x 2.08m)

With a radiator, ceiling light point and a double glazed window to the front elevation.

LOUNGE

17'2" x 11'8" (5.23m x 3.56m)

A particularly spacious 17ft lounge with a feature statement central focal point two contemporary slate grey full height radiators, ceiling light point and a double glazed French doors providing access onto the private rear garden.

DINING ROOM

14'0" x 9'2" (4.27m x 2.79m)

A generously proportioned dining room accessed via double opening doors having a radiator, ceiling light point and a double glazed window to the front elevation.

OPEN PLAN DINING KITCHEN

21'10" x 17'4" (6.65m x 5.28m)

A well proportioned beautifully appointed open plan dining kitchen having a range of high gloss wall cupboards, base units and drawers with working surfaces over. Inset one and a half bowl sink with drainer and chrome mixer tap. Integrated double oven, five ring gas hob with wall mounted stainless steel extractor hood over. There is also space for a large free standing American fridge/freezer and space for a wine cooler. There is also a contemporary full height graphite radiator and a second double radiator, ceiling spotlights, double glazed windows to the rear and double glazed French doors providing access onto the rear garden.

UTILITY

7'5" x 5'2" (2.26m x 1.57m)

A handy utility having wall and base units with working surfaces over and an inset stainless steel sink with drainer. There is plumbing for a washing machine, space for a tumbler dryer and an obscure double glazed door providing access onto the side elevation.

FIRST FLOOR LANDING

13'6" x 9'0" (4.11m x 2.74m)

A wrap around open first floor landing. There is also a radiator, ceiling light point, handy storage cupboard and loft hatch providing access into the large loft space.

MASTER BEDROOM

13'7" x 12'3" (4.14m x 3.73m)

A wonderful large master bedroom having a radiator, ceiling light point, double glazed window to the front elevation and open plan seamless access into the:

WALK THROUGH DRESSING AREA

10'6" x 5'5" (3.20m x 1.65m)

A handy addition to any property, a walk through dressing area having a stylish range of fitted wardrobes with hanging rails and shelving, radiator, ceiling light point and a double glazed window to the rear elevation.

EN SUITE

5'9" x 4'5" (1.75m x 1.35m)

An en suite shower room having a modern three piece suite comprising a double shower enclosure with internally plumbed wall mounted internally plumbed shower. Pedestal wash hand basin with chrome mixer tap and a low flush WC. There is also a chrome heated towel rail, ceiling spotlights, tiled floor, majority tiled walls extractor fan and an obscure double glazed window to the rear elevation.

BEDROOM 2

12'0" max x 10'4" (3.66m max x 3.15m)

A second spacious double bedroom having a radiator, ceiling light point and a double glazed window to the rear elevation.

EN SUITE

7'7" x 3'10" (2.31m x 1.17m)

An additional en suite shower room having a a three piece suite comprising a shower enclosure with internally plumbed wall mounted shower. Pedestal wash hand basin with chrome mixer tap and a low flush WC. There is also a radiator, tiled floor, ceiling light point, extractor fan and an obscure double glazed window to the side elevation.

BEDROOM 3

12'3" x 9'7" (3.73m x 2.92m)

A third double bedroom having a radiator, ceiling light point and a double glazed window to the front elevation.

BEDROOM 4

9'10" x 8'11" (3.00m x 2.72m)

A fourth and final bedroom suitable to be utilised as another double bedroom having a radiator, ceiling light point and double glazed window to the front elevation.

FAMILY BATHROOM

7'10" x 7'2" (2.39m x 2.18m)

A tasteful family bathroom with a four piece suite comprising a panelled bath with chrome mixer tap, shower enclosure with wall mounted 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 this property is found situated in a delightful corner position just off the main cul-de-sac of Harebell Close, which assists in creating a lovely quaint approach. To the front of

the property there is a generous driveway that provides off road parking for multiple cars, leading onto a large detached double garage. To the rear of the property there is a beautifully maintained landscaped private rear having an initial paved patio sitting area, a neatly maintained lawn which is all privately enclosed with a lovely selection of mature ever green shrubs that help to guarantee privacy all year round. The garden also benefits from a garden shed and a summer house that could be included within the sale due to separate negotiation.

DETACHED DOUBLE GARAGE

17'0" x 16'8" (5.18m x 5.08m)

With up and over door, power, lighting and an electric garage door opener.

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.







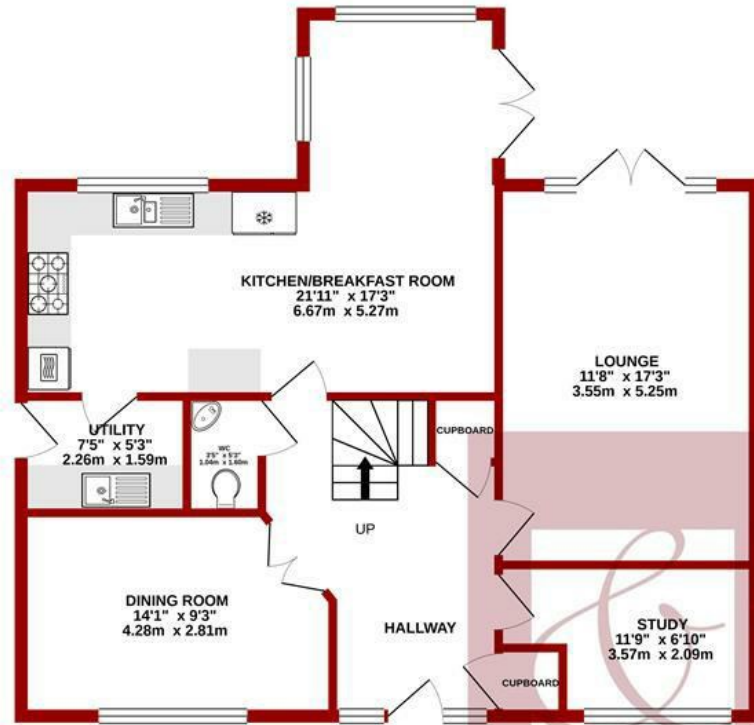








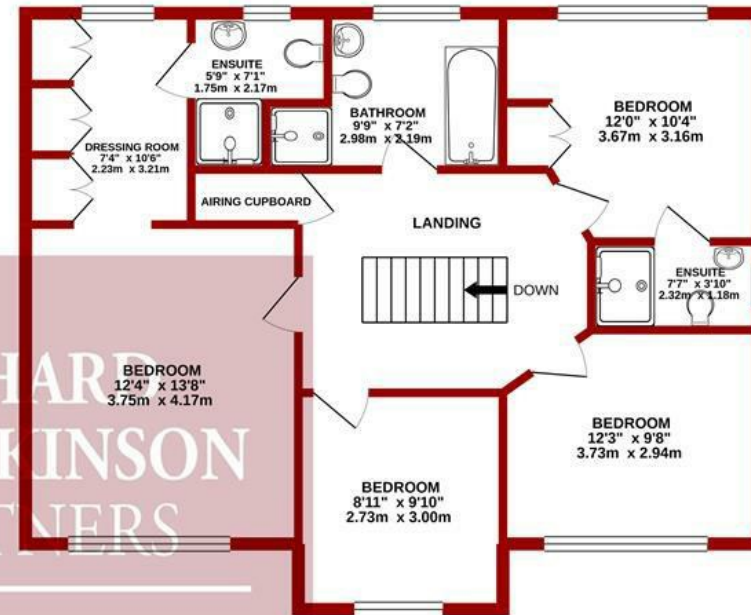
GROUND FLOOR
900 sq.ft. (83.6 sq.m.) approx.



GARAGE
284 sq.ft. (26.4 sq.m.) approx.



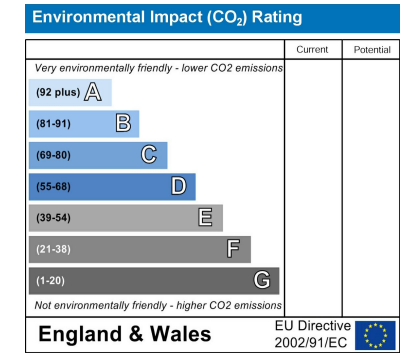
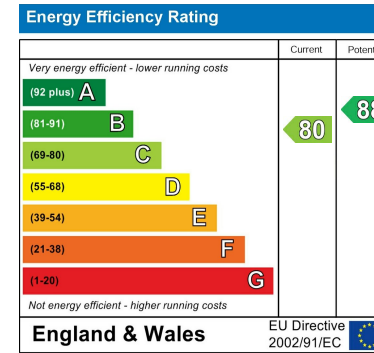
1ST FLOOR
856 sq.ft. (79.5 sq.m.) approx.



TOTAL FLOOR AREA : 2040 sq.ft. (189.5 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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