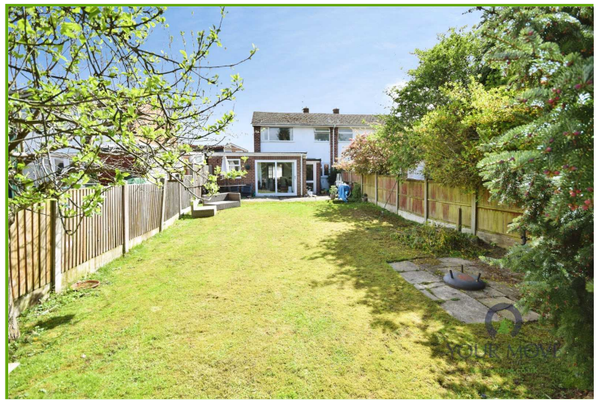
















Cricket Close, Kirkby-in-Ashfield,
Nottingham, Nottinghamshire,
NG17

Offers Over: £180,000

Tenure: Freehold

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The Property Ombudsman

Cricket Close, Kirkby-in-Ashfield, Nottingham, Nottinghamshire, NG17

Offers Over: £180,000 Tenure: Freehold

Council Tax Band: B
EPC Rating: D
Local Authority: Ashfield District Council

Other important information which you will need to know about this property can be found at your-move.co.uk

Extended three-bedroom semi-detached house for sale in Kirkby-in-Ashfield, offering three double bedrooms, spacious lounge–diner with large sun room, modern kitchen, utility/WC, enclosed front and rear gardens with driveway parking, and convenient access to schools, parks, town centre amenities and rail links to Nottingham and Mansfield.

Description
Take a look at this extended three-bedroomed semi-detached house & see for yourselves just what's on offer! well-planned accommodation throughout & good condition, ideal for families, first time buyers and investors.

On the ground floor, an entrance hall leads to a spacious lounge which opens into a dining room, creating a sociable layout. From here, patio doors lead into a large sun room, an extension to the rear with further patio doors opening onto the enclosed rear garden with a backdrop of trees. The modern kitchen provides units with spaces for appliances and has access to the rear garden. There is also a useful utility room with W/C and wash hand basin. The property has been extended to the front and rear, giving extra space to the lounge and upstairs bedrooms as well as the sun room.

Upstairs are three double bedrooms, including a master bedroom, and a bathroom with a white suite and shower over the bath. The home has an EPC rating of D and falls within Council Tax band B. Outside, there is an enclosed front garden with driveway parking, and an enclosed rear garden.

Cricket Close is well placed for nearby schools and local parks in Kirkby-in-Ashfield, with everyday amenities and cafés available in the town centre and along the high street. Kirkby-in-Ashfield railway station offers services towards Nottingham and Mansfield, making commuting straightforward, with journey times to Nottingham typically around 25–30 minutes by train. Regular bus routes also serve the area, providing options for local travel.

Entrance Hall
With stairs off to the first floor & a upvc double glazed door to the front.

Lounge
12'6" x 16' (3.8m x 4.88m)
A spacious lounge with a picturesque window to the front elevation & opening to the dining room.

Kitchen
9' x 9'3" (2.74m x 2.82m)
Having a modern range of wall & base units with worksurfaces over space for a gas cooker & further appliances & a upvc double glazed window & door to the rear elevation.

Dining Room
9' x 9'3" (2.74m x 2.82m)
Having space for a table & chairs, & patio leading to the sun room.

Rear Reception Room
16'3" x 10'9" (4.95m x 3.28m)
A spacious extension to the rear with versatility, currently used as s ground floor bedroom/Sun room with Patio doors directly leading to the garden.

Utility W.C
6'8" x 11'1" (2.03m x 3.38m)
A large space with a low flush W.C, wash hand basin, plumbing for a washing machine & a upvc double glazed window.

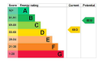
First Floor Landing
Having the loft hatch giving access to the available roof space which is part boarded, has a ladder, light & access to the wall mounted gas boiler.

Bedroom 1
12'2" x 10'8" (3.7m x 3.25m)
A spacious double room with a upvc double glazed window to the rear elevation.

Bedroom 2
8'9" x 12'9" (2.67m x 3.89m)
A good sized double bedroom with a upvc double glazed window to the front elevation.

Bedroom 3
11' x 8'1" (3.35m x 2.46m)
Another good double bedroom with a upvc double glazed window to the front elevation.

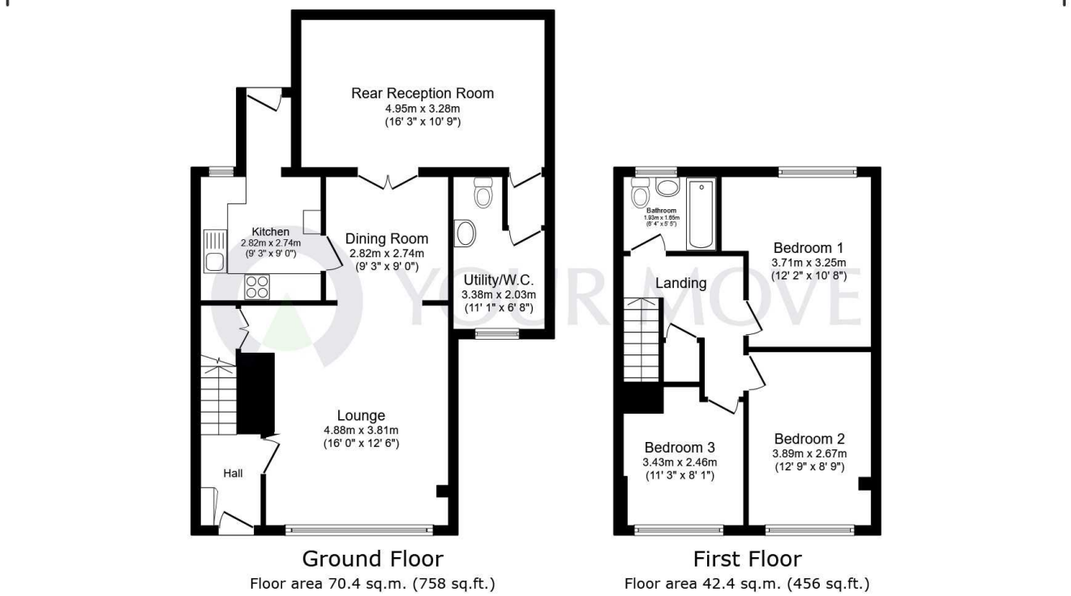
Family Bathroom
5'5" x 6'4" (1.65m x 1.93m)
Offering a white suite comprising of a panelled bath with shower over, low flush W.C, wash hand basin, tiled walls & a upvc doble glazed window to the rear elevation.



For full EPC please contact the branch.

Frontage
To the front is a fence surround with double gates opening to a driveway providing ample off road parking.

Rear Garden
This delightful rear garden has lots to offer with a back drop of trees, a large garden laid to lawn & paved patio area.



Total floor area: 112.8 sq.m. (1,214 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.