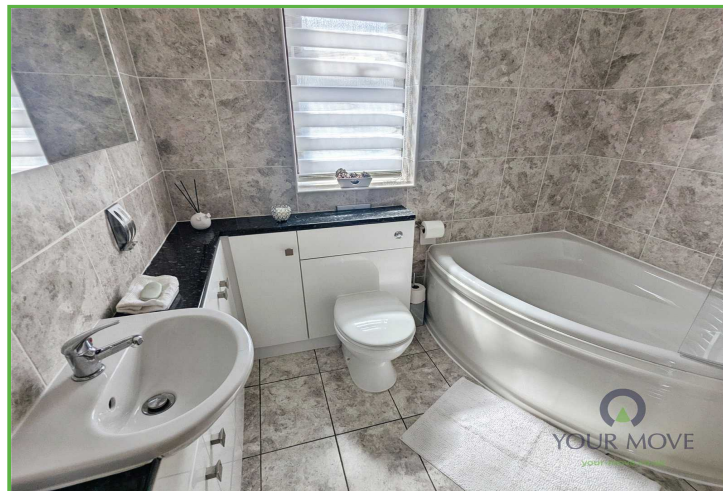
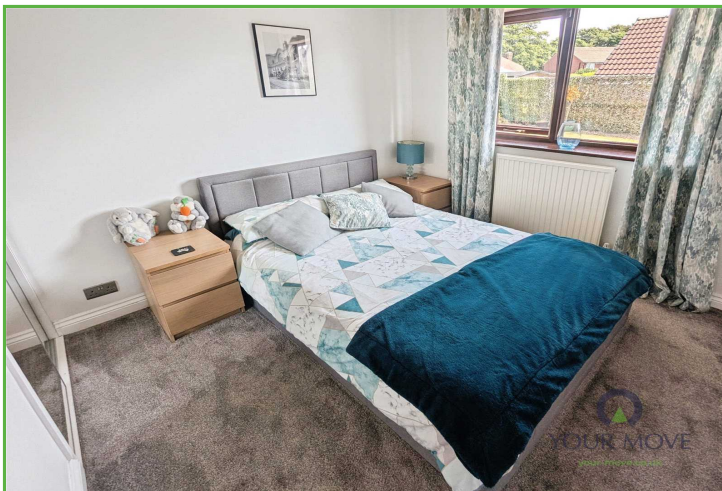
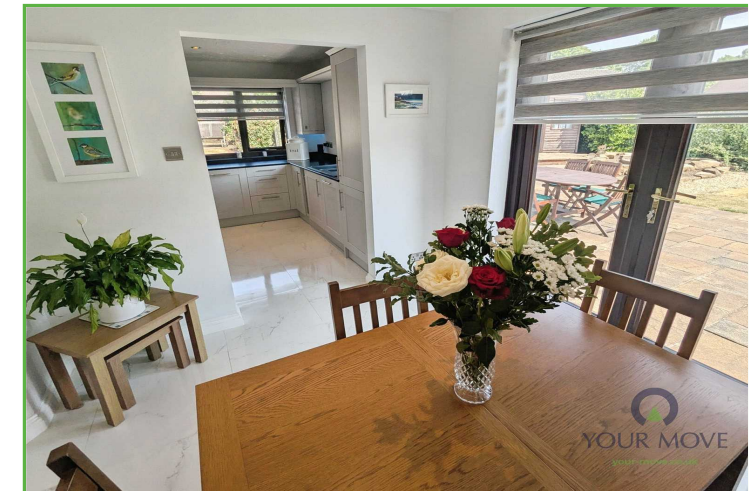




The Croft, Manor House Court,
Kirkby-in-Ashfield, Nottingham,
Nottinghamshire, NG17

Asking Price: £399,950

Tenure: Freehold



your-move.co.uk

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

SIMPLY STUNNING... A HOME THAT HAS IT ALL

Description

Having been extensively improved by the current owners to an exceptional standard, this impressive home offers spacious, move-in-ready accommodation combining contemporary living with a wonderful semi-rural setting.

A welcoming entrance hallway leads to an elegant lounge with picturesque windows framing the countryside views, while double doors open into a conservatory dining room overlooking the garden. The heart of the home is the stunning integrated kitchen and breakfast room, complete with quality fitted appliances and French doors opening onto the rear garden.

The generous master bedroom enjoys the same beautiful open views and benefits from fitted wardrobes and a modern en-suite shower room. Three further well-proportioned bedrooms are served by a stylish family bathroom. A practical utility room and separate

Outside, the property enjoys ample off-road parking, two garages and attractive gardens, making it ideal for both families and those seeking single-storey living in a highly desirable location.

7' x 2'11" (2.13m x 0.9m)
A recent addition to the front with a upvc
double glazed door & window & tiled flooring.

A welcoming & spacious hallway with two storage cupboards, laminate flooring & a glazed door to the porch.

16'6" x 16'7" (5.03m x 5.05m)
A bright & airy room with a picturesque window to the front, laminate flooring & double doors to the conservatory.

15'6" x 6'10" (4.72m x 2.08m)
Currently used as a dining room with upvc double glazed windows to the rear elevation, tiled flooring & access to the gardens.

11'6" x 10'2" (3.5m x 3.1m)
A beautifully presented modern kitchen with quartz worksurfaces, integrated appliances to include a dishwasher & fridge-freezer, high level double combination oven with microwave & ceramic hob with extractor over. plinth heating, tiled flooring, two upvc double glazed window to the rear elevation & an opening to the breakfast room.

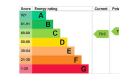
11'6" x 9'5" (3.5m x 2.87m)
A bright room with French doors to the rear elevation & tiled flooring.

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.

5' x 5' (1.52m x 1.52m)
A modern room with a corner shower, low flush W.C, vanity unit with inset sink, tiled flooring & a upvc double glazed window.

11'5" x 9'6" (3.48m x 2.9m)
A good sized double room with fitted wardrobes & a upvc double glazed window to the rear elevation.

11'5" x 8'10" (3.48m x 2.7m)
Another good sized double room with fitted wardrobes & a upvc double glazed window to the rear elevation.



For full EPC please contact the branch.

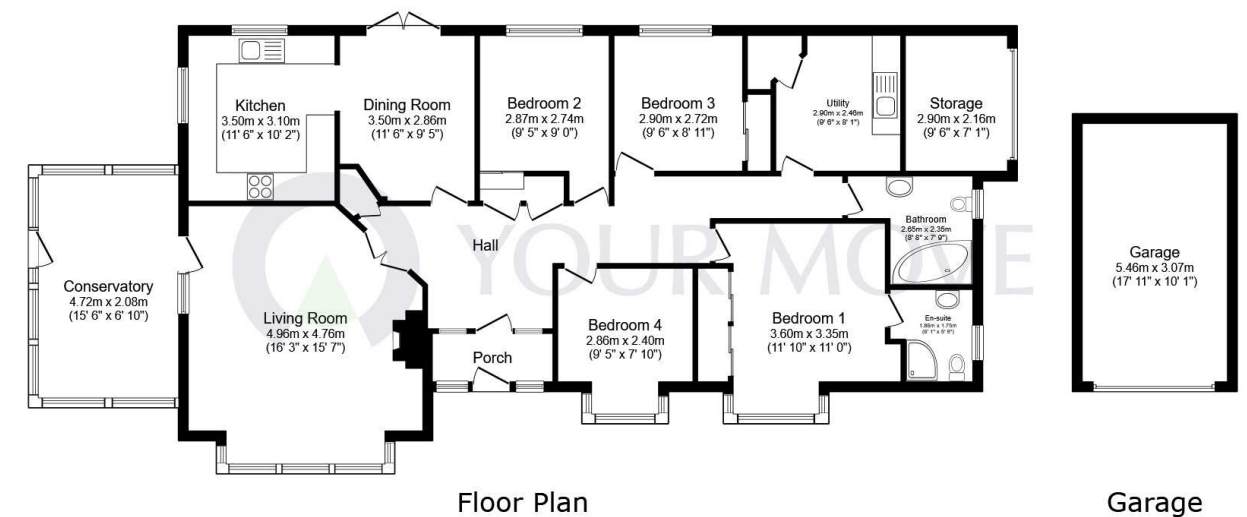
9'6" x 9'2" (2.9m x 2.8m)
A double room with a picturesque window to the front elevation.

5' x 7' (1.52m x 2.13m)
Offering a corner bath with shower over & screen, A vanity unit with inset sink & w.c, tiled walls & flooring & a upvc double glazed window.

8'1" x 9'6" (2.46m x 2.9m)
Having a range of units, sink, space for a washing machine & access to the handy cupboard housing the wall mounted gas boiler.

17' x 9'10" (5.18m x 3m)
A detached garage with an up & over door.

Having double gates leading to parking space ideal secure caravan standing & a garden laid to lawn.



Total floor area: 164.9 sq.m. (1,775 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](#)