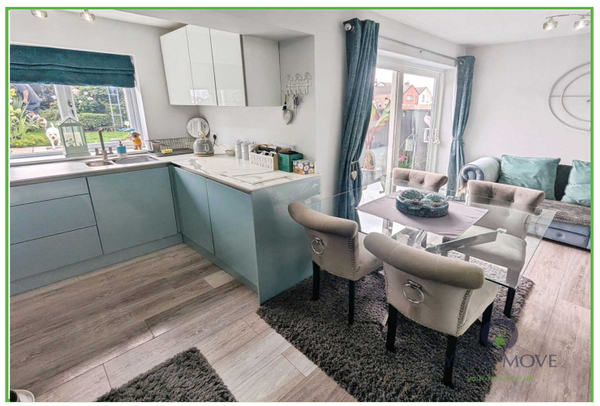
















Longhill Rise, Kirkby-in-Ashfield,
Nottingham, Nottinghamshire,
NG17

Offers Over: £230,000

Tenure: Freehold

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The Property Ombudsman

Longhill Rise, Kirkby-in-Ashfield, Nottingham, Nottinghamshire, NG17

Offers Over: £230,000 Tenure: Freehold

Council Tax Band:
EPC Rating: TBC
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

Step inside this beautifully presented & extended home & be amazed by the style & layout on offer. totally modernized throughout by the current owners with a stunning breakfast kitchen day room with views of the wonderful established gardens. Early Viewings are advised.

Description
For sale: an immaculate, extended three bedroom
semi-detached house in Kirkby-in-Ashfield, offering stylish living space and a beautifully tended garden.

Thoughtfully extended to the side and rear, the ground floor centres around a stunning kitchen/day room with sleek cabinetry, integrated appliances and space for dining, flowing into a relaxing seating area. Large windows and patio doors draw in plenty of natural light and connect effortlessly to the rear garden. A separate, comfortable lounge provides a welcoming second space for family time or entertaining. The ground floor also benefits from a modern shower room and a rear hall giving access to a useful garage-style store.

Upstairs, three well-presented bedrooms are served by a contemporary family bathroom with a free standing bath finished to a high standard. Décor throughout is cohesive and neutral, allowing any buyer to move straight in. Outside, the property features a block-paved driveway providing off-road parking and a well-established
rear garden with lawn, planting and a smart patio area ideal for outdoor dining
and relaxation.

The house is well placed for local amenities in Kirkby-in-Ashfield, with shops, cafés and everyday services available in the town centre. Nearby green spaces such as Kingsway Park and Titchfield Park offer play areas and pleasant walking routes. Kirkby-in-Ashfield station provides regular trains to Nottingham in around 25–30 minutes, making this a convenient base for commuters, while good road links via the A38 and M1 are close at hand. Council Tax Band A & EPC Rating Grade C.

Entrance Hall
Having a composite door to the front & stairs off.

Lounge
14' x 12' (4.27m x 3.66m)
A welcoming room with a picturesque window to the front.

Kitchen Dining Day Room
8' x 17' x 6'11" (2.44m x 5.18m x 2.1m)
Impressive & stunning fitted kitchen with a modern range of wall & base units, integrated appliances comprising of a washer dryer & a fridge freezer & a Flavel Gas Range cooker, space for seating at a table & lounging area, French doors lead to the rear patio & a upvc double glazed window.

Rear Hall
Having access to the rear garden & garage store.

Shower Room
7' x 2' (2.13m x 0.6m)
Offering a low flush W.C, Vanity unit with inset basin & shower with modern panelled walls.

Garage Store
16'10" x 6' (5.13m x 1.83m)
Part of the side extension with double opening doors to the front, power & light.

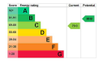
First Floor Landing
With a upvc double glazed side window & the loft hatch.

Bedroom 1
9'2" x 10'1" (2.8m x 3.07m)
A good sized double room with fitted wardrobes & a upvc double glazed window to the front elevation.

Bedroom 2
10' x 8' (3.05m x 2.44m)
Another double room with a upvc double glazed window to the rear elevation.

Bedroom 3
6'6" x 6'6" (1.98m x 1.98m)
A single room with a upvc double glazed window to the front elevation.

Bathroom
6' x 5' (1.83m x 1.52m)
A well presented bathroom offering a stand alone double ended bath, low flush W.C, wash hand basin, part tiled walls & a upvc double glazed window to the rear.



For full EPC please contact the branch.

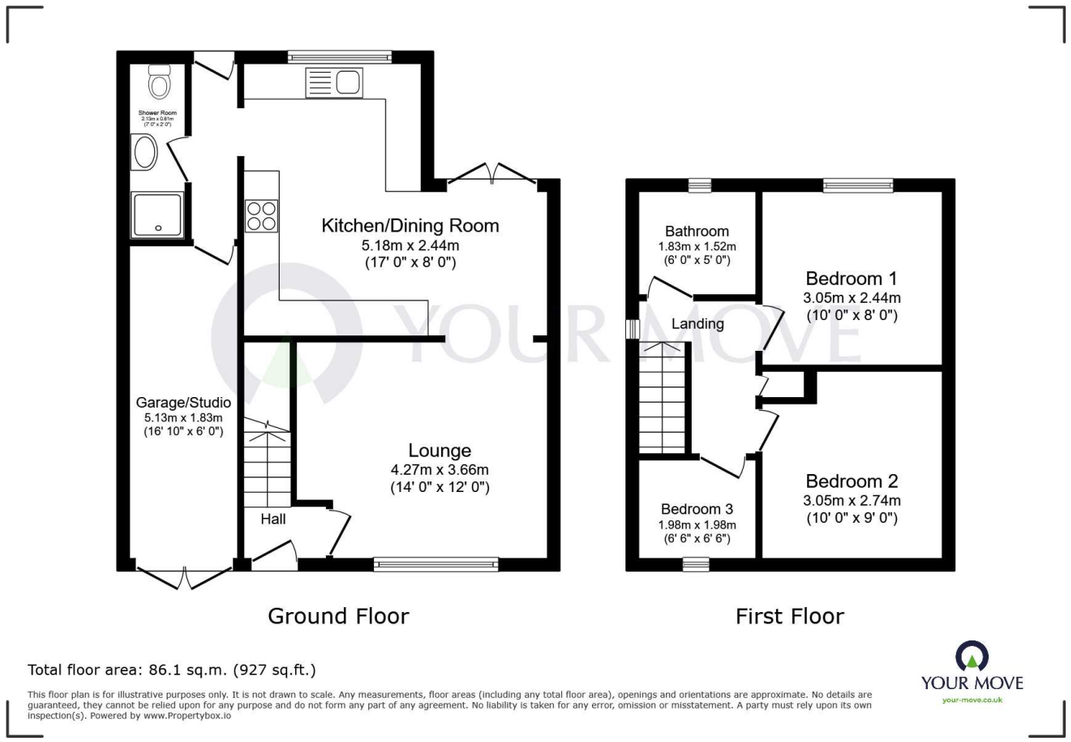
Frontage
To the font you will find a low walled boundary with a garden & established plants along with a block paved driveway providing ample off road parking.

Rear Garden
This absolutely wonderful rear garden offers an Oasis of calm with well established plants & trees, a lovely fish pond, garden shed & a paved patio.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause



Total floor area: 86.1 sq.m. (927 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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