

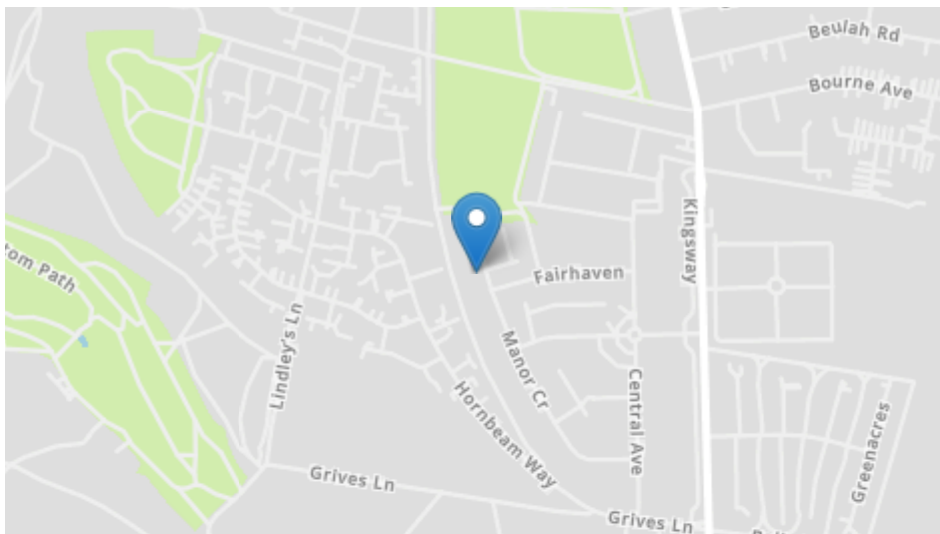
Halfmoon Drive, Kirkby-in-Ashfield, NG17 7FY

£200,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



- Semi Detached Home
- 3 Bedrooms
- Open Plan Dining Kitchen
- Lounge
- Driveway
- Spacious Rear Garden
- Easy Access to M1 Motorway
- Close to Schools & Amenities

Our Seller says....

want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 27876431

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



***** SUPERB SEMI ***** This 3 bedroom family home sits on a quiet cul-de-sac, and being just outside Kirkby Town Centre means there is easy access to a wealth of shops & amenities. The property has recently benefitted from refurbishment and provides spacious living throughout to suit any family or first time buyer looking for their next home. The accommodation is very well presented throughout and comprises in brief: welcoming entrance hallway, lounge, modern open plan dining kitchen, three good size bedrooms & modern bathroom. Externally this property sits within a great size plot with ample off road parking and a large garden perfect for any family to enjoy or for any keen gardener. Halfmoon Drive not only has space for all the family but a location to match. For those that enjoy country walks, nearby parks include The Quarries and Kingsway Park and for those that commute, transport links include Junctions 27 & 28 of the M1 Motorway. We **HIGHLY RECOMMEND** a viewing to appreciate this home both inside and out. Call our team today!

Ground Floor

Entrance Hall

Composite door to the front, radiator, laminate wood flooring, doors to the lounge, cloakroom and open plan dining kitchen, under stairs storage cupboard housing the combination boiler, uPVC double glazed window to the side, stairs to the first floor.

Lounge

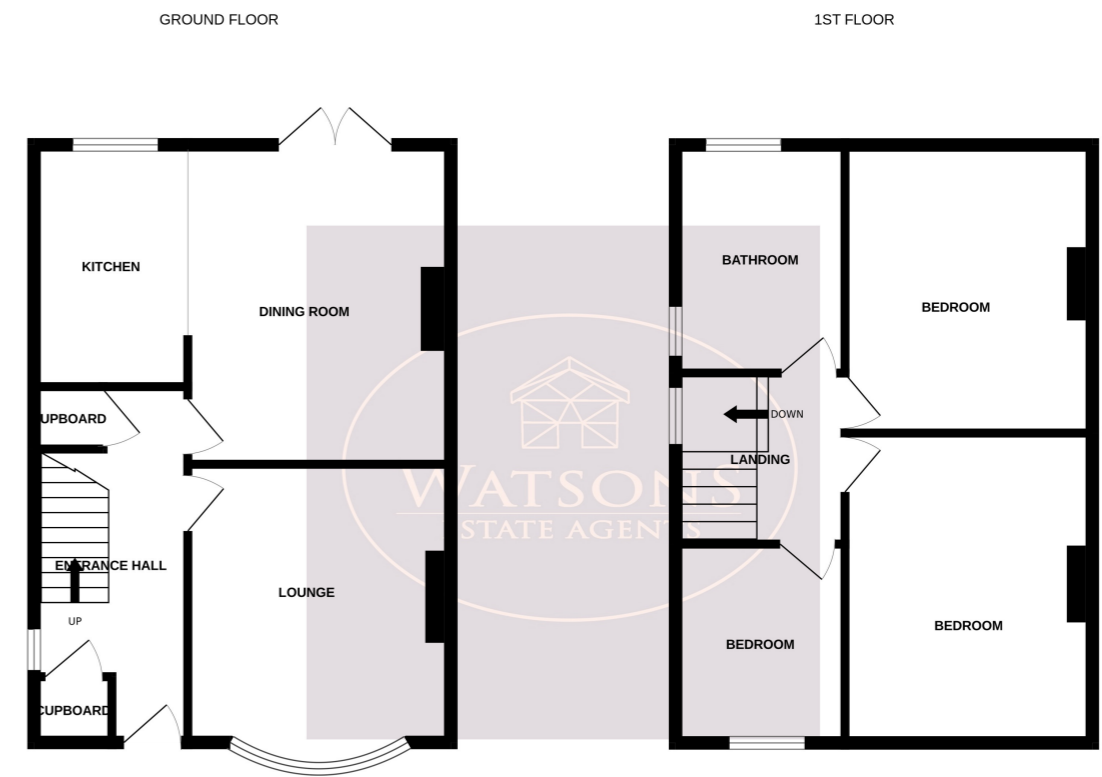
3.77m x 3.51m (12' 4" x 11' 6") UPVC double glazed bay window to the front and radiator.

Dining Room

4.48m x 3.54m (14' 8" x 11' 7") Laminate wood flooring, French doors to the rear garden, open to the kitchen.

Kitchen

2.92m x 2.02m (9' 7" x 6' 8") A range of matching wall and base units with work surfaces incorporating a 1.5 bowl sink & drainer unit, space for range cooker with extractor over, integrated appliances including; fridge freezer and dishwasher, laminate wood flooring, ceiling spotlights, uPVC double glazed window to the rear and opening to the dining room.



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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First Floor

Bedroom 1

3.82m x 3.38m (12' 6" x 11' 1") UPVC double glazed window to the front and radiator.

Bedroom 2

3.98m x 3.3m (13' 1" x 10' 10") UPVC double glazed window to the rear and radiator.

Bedroom 3

2.65m x 2.3m (8' 8" x 7' 7") UPVC double glazed window to the front, radiator, access to the partly boarded attic.

Bathroom

White 3 piece suite comprising of; WC, pedestal sink and panelled bath with mains fed shower over. Heated towel rail, ceiling spotlights, half tiled walls and obscured uPVC double glazed windows to the front and side.

Outside

To the front of the property is a brick paved driveway with space for 2 vehicles. The rear garden is enclosed by timber fences with access gate to the side and comprises of; turfed lawn, flower bed borders with a range of plants and shrubs, and 2 brick built outhouses with internal & external water and power points.