

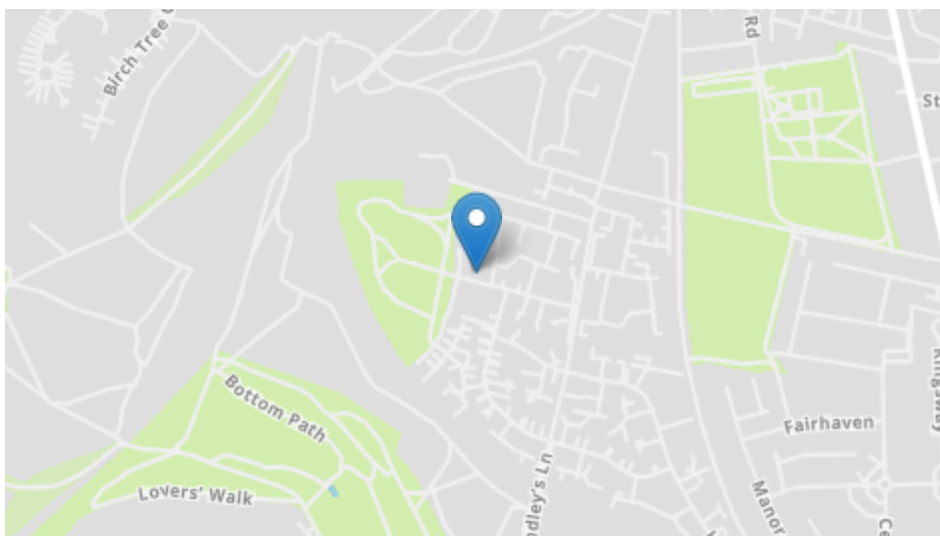
Sorrel Drive, Kirkby-in-Ashfield, NG17 8RW

£350,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		92
(81-91) B	84	
(69-80) C		
(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	



- 3 Storey Detached Family Home
- 5 Bedrooms
- Open Plan Modern Dining Kitchen
- 3 Bath/Shower Rooms & Downstairs WC
- Driveway & Garage
- Recreation Park Nearby
- Close to Amenities & Schools
- Good Road & Transport Links

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 - 27768416

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



*** THREE STOREY GLORY *** This 5 bedroom detached family home offers a wealth of versatile accommodation which is perfect for growing families. The popular modern development is located just outside Kirkby Town Centre with easy access to a wealth of amenities as well as the M1 motorway. In brief, the accommodation comprises: entrance hall, wc, lounge, dining kitchen and garden room (accesses from the rear garden) to the ground floor. The first floor landing leads to bedrooms 2 (with en suite), 3 & 4 as well as the family bathroom, whilst the impressive primary bedroom with en suite occupies the whole of the 2nd floor. With wc/shower facilities on each floor, the configuration is well suited to busy families and those who work from home. Outside, busy families will also appreciate the private rear garden which is paved and requires very little maintenance and there is great open recreation space for the kids just a stones throw away. French doors open into additional space behind the garage which is currently used as a bar, but could equally be a home office or gym. A tarmac driveway alongside leads to the garage providing good off street parking. We highly recommend viewing this one to see how it could work for you. Call our sales team now to arrange a convenient time.

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator, doors to the lounge, dining kitchen, under stairs storage and WC, stairs to the first floor.

Lounge

4.5m x 3.88m (14' 9" x 12' 9") 2 x uPVC double glazed window to the front, radiator, luxury vinyl tile flooring, double doors to the dining kitchen.

Dining Kitchen

6.7m x 4.17m (22' 0" x 13' 8") A range of high gloss wall & base units with worksurfaces encompassing an inset 1.5 bowl stainless steel sink & drainer unit, integrated waist height double electric oven, fridge freezer, washing machine, dishwasher and 5 ring gas hob with extractor over. Central island offering further storage, spotlights, radiator, uPVC double glazed window and composite door to the rear, dining area with double doors leading to the lounge and uPVC double glazed French doors leading to the rear garden, luxury vinyl tile flooring throughout.

WC

WC, pedestal sink, radiator, obscured uPVC double glazed window to the front.

Garden Room

5.52m x 2.5m (18' 1" x 8' 2") UPVC double glazed French doors leading to the rear garden, lighting and power.

First Floor

Landing

UPVC double glazed window to the side, doors to bedrooms 1, 2, 3, 4 and family bathroom, stairs to second floor.

Bedroom 2

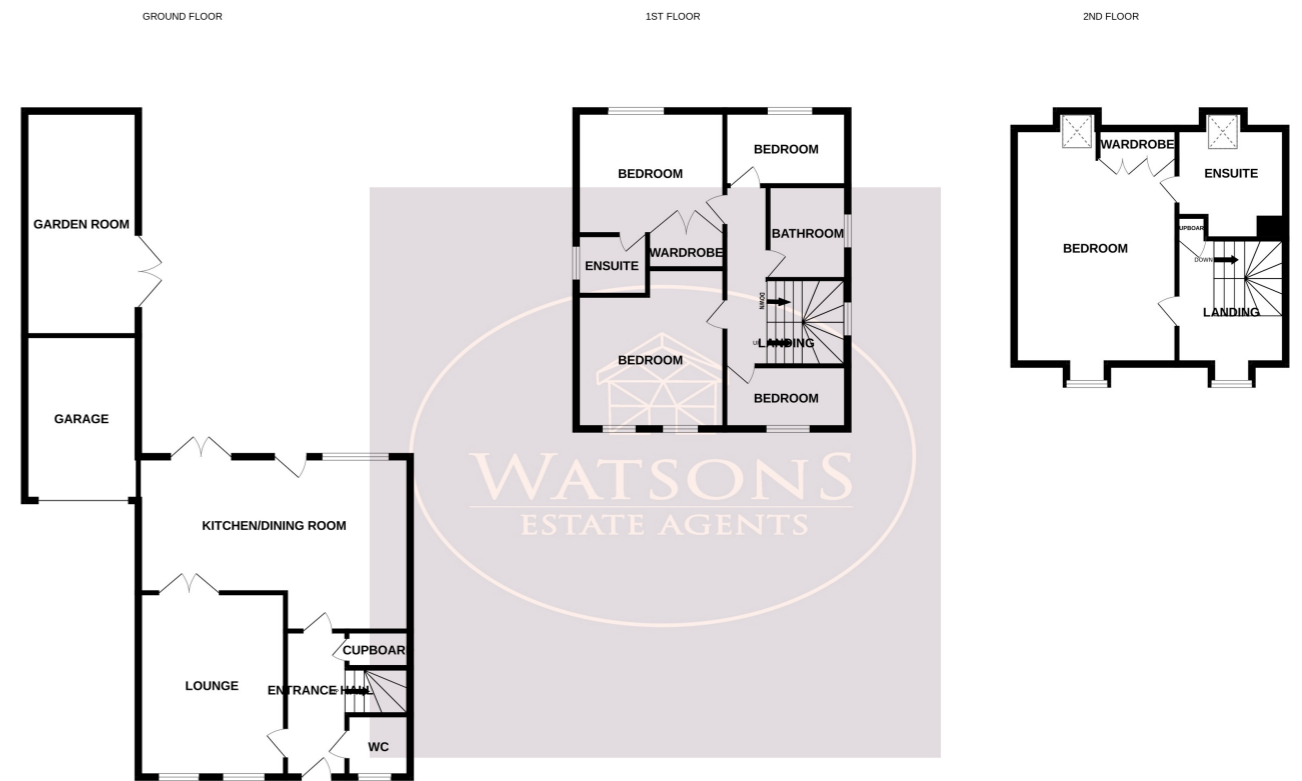
3.89m x 3.52m (12' 9" x 11' 7") UPVC double glazed window to the rear, radiator, built in double wardrobe, door to en-suite.

En-Suite

White 3 piece suite comprising of WC, pedestal sink and corner shower cubicle with mains shower, spotlights, radiator, and obscured uPVC double glazed window to the side.

Bedroom 3

3.9m x 2.71m (12' 10" x 8' 11") 2 x uPVC double glazed windows to the front, radiator.



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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Bedroom 4

2.77m x 1.94m (9' 1" x 6' 4") UPVC double glazed window to the rear, radiator.

Bedroom 5

2.77m x 1.9m (9' 1" x 6' 3") UPVC double glazed window to the front, radiator

Bathroom

White 3 piece suite comprising of WC, pedestal sink, and panelled bath with mains shower attachment. Extractor fan, chrome heated towel rail, spotlights and obscured uPVC double glazed window to the side.

Second Floor

Landing

Recess area, airing cupboard housing the hot water tank, radiator, uPVC double glazed window to the front.

Bedroom 1

6.11m x 4.85m (20' 1" x 15' 11") UPVC double glazed window to the front, Velux window to the rear, built in double and single wardrobes, 2 x radiator, access to the attic and door to en-suite.

En-Suite

White 4 piece suite comprising of WC, pedestal sink, panelled bath and shower cubical with mains shower. Spotlights, extractor fan and Velux window to the rear.

Outside

To the front of the property is a tarmac driveway leading to the garage with up & over door. The rear garden is enclosed with brick walls and comprises of paved patio and gravel areas, external tap and external power point.