

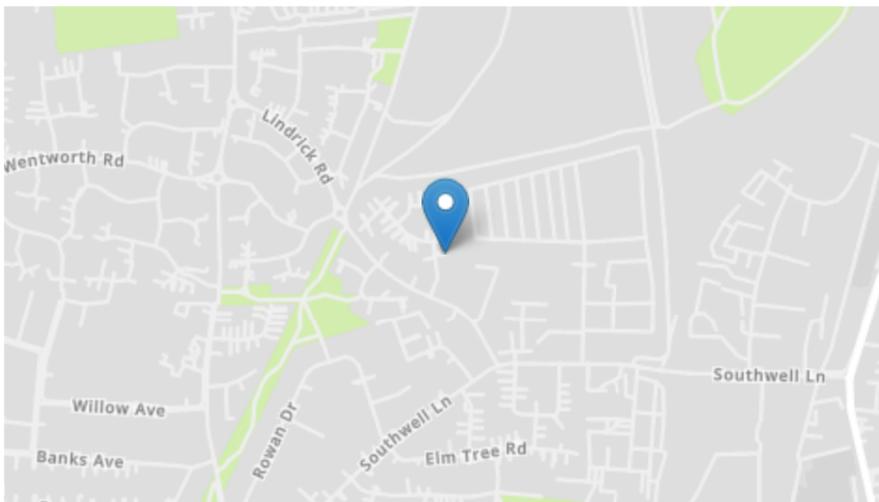
Kingswood Drive, Kirkby In Ashfield, NG17 8PY

Offers Over £180,000



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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 - 30089767

Our Seller says....

- Semi Detached Home
- Two Good Size Bedrooms
- Spacious Lounge
- Fitted Kitchen
- Conservatory
- Three Piece Bathroom Suite
- Summer House With Bar
- Enclosed Rear Garden
- Off Road Parking
- Great Road & Transport Links (Including Railway)

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
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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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*** KING OF THE ROAD ON KINGSWOOD DRIVE! *** This semi detached home offers well presented accommodation throughout and is perfectly suited to first time buyers, small families or anyone looking for a property in a convenient and well connected location. The property benefits from great road and transport links, including nearby railway access, and is within close proximity to local amenities and desired school catchment areas. The accommodation comprises an entrance hallway leading into a spacious lounge, which opens through to the fitted kitchen offering a range of units and space for appliances. To the rear, a bright conservatory provides an additional reception area overlooking the garden, creating a great space for relaxing or entertaining. To the first floor there are two good size bedrooms along with a modern three piece bathroom suite fitted with bath and shower over, providing comfortable and practical living space. Externally, the property benefits from off road parking to the front, while to the rear is an enclosed garden designed for both relaxation and entertaining. The garden features lawn and patio areas along with a fantastic summer house fitted with power and a bar, making it an ideal space for social gatherings or a private retreat. Offering great outdoor space, good sized rooms and a convenient location, this lovely home is not to be missed. Contact our team today to arrange your viewing 0115 938 5577 (Option 2)

Ground Floor

Entrance Hall

UPVC entrance door, uPVC double glazed window to the front, and door to the lounge.

Lounge

5.29m x 3.64m (17' 4" x 11' 11") UPVC double glazed window to the front, radiator, and open access to the kitchen.

Kitchen

3.62m x 2.06m (11' 11" x 6' 9") A range of wall and base units with worksurfaces incorporating an inset sink & drainer unit. Space for cooker, fridge freezer and plumbing for washing machine and dishwasher, laminate wood flooring and sliding patio door to the conservatory.

Conservatory

UPVC double glazed windows to the sides and front, French doors to the rear garden and laminate wood flooring.

First Floor

First Floor Landing

Doors to both bedrooms and bathroom.

Bedroom 1

3.65m x 2.98m (12' 0" x 9' 9") UPVC double glazed window to the rear and radiator.

Bedroom 2

3.65m x 2.67m (12' 0" x 8' 9") UPVC double glazed window to the front, ceiling spotlights, fitted wardrobe and radiator.

Bathroom

White three piece suite comprising of wc, vanity sink with storage under and panel bath with mains fed shower over. UPVC double glazed window to the side, laminate wood flooring, partially tiled walls and radiator.

Outside

To the front of the property is a tarmac driveway leading to both the entrance door and double wrought iron gates that give access to the rear garden. The rear garden features a gravelled area leading to a turfed lawn, and timber summer house with double doors, power, ceiling spotlights and bar area. The rear of the garden features a tiered stone area, with lawn areas and stone steps. The garden is palisaded by timber fencing.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; The gas boiler is located in the kitchen, and was last serviced in 2025. Driveway is joined with next door.