



4 Madejski Way, Kirkby-in-Ashfield,  
Nottingham, Nottinghamshire, NG17 8SR

Offers Over £200,000

Tel: 01623 626990

 **RICHARD  
WATKINSON**  
PARTNERS  
Surveyors, Estate Agents, Valuers, Auctioneers



- Modern End Town House (in a row of 3)
- En Suite & Family Bathroom
- Open Plan Lounge/Diner
- South West Facing Rear Garden
- Cul-De-Sac Location
- Three Bedrooms
- Immaculate Condition Throughout
- Downstairs WC
- Tandem Length Driveway
- Close to A38 & Local Amenities

A modern three bedroom end town house (in a row of 3) built in 2018 by Westerman Homes with a good sized landscaped rear garden, located on a cul-de-sac close to the A38 and within easy reach of local amenities.

The property is presented in immaculate condition throughout complemented by modern and neutral decor and flooring. The accommodation with gas central heating (Hive heating controls) and UPVC double glazing comprises an entrance hall, downstairs WC, kitchen with integrated appliances, and an open plan lounge/diner with French doors. The first floor landing leads to a master bedroom with an en suite. There are two further bedrooms and a family bathroom.

The property represents an ideal opportunity for first time buyers, single occupiers, investors and professional couples looking for modern, low maintenance living in a convenient location.

## OUTSIDE

Externally, there is a low maintenance front garden laid to gravel with a limestone path leading to the front entrance door. There is a tandem length driveway to the side of the property with a gate at the end providing access to the rear garden. There is a really good sized landscaped rear garden enjoying a south westerly facing aspect with an extensive limestone patio, lawn, a large shed and fenced boundaries to all sides.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

## ENTRANCE HALL

11'0" x 7'8" (3.35m x 2.34m)

With radiator, laminate floor and stairs to the first floor landing.

## DOWNSTAIRS WC

5'7" x 3'7" (1.70m x 1.09m)

Having a modern two piece white suite comprising a low flush WC. Pedestal wash hand basin with mixer tap and tiled splashback. Radiator, laminate floor, consumer unit and obscure double glazed window to the front elevation.

## KITCHEN

10'11" x 7'0" (3.33m x 2.13m)

Having high gloss modern cabinets with brushed metal handles comprising wall cupboards with under lighting, base units and drawers with wood style laminate work surfaces above.

Inset sink with drainer and chrome mixer tap. Integrated electric oven, four ring induction hob and stainless steel extractor hood above. Integrated dishwasher and integrated fridge/freezer. Plumbing for a washing machine. Laminate floor, radiator and double glazed window to the front elevation.

## OPEN PLAN LOUNGE/DINER

15'2" x 15'1" (4.62m x 4.60m)

Having a log burner style electric fire, laminate floor, two radiators, understairs storage cupboard, double glazed window to the rear elevation and French doors leading out onto the limestone patio.

## FIRST FLOOR LANDING

With radiator and built-in storage cupboard.

## MASTER BEDROOM 1

13'0" x 8'2" (3.96m x 2.49m)

With radiator and double glazed window to the rear elevation.

## EN SUITE

8'1" x 2'10" (2.46m x 0.86m)

Having a modern three piece white suite with chrome fittings comprising a tiled shower enclosure. Pedestal wash hand basin with mixer tap. Low flush WC. Contemporary heated towel rail, shaver point, extractor fan and obscure double glazed window to the side elevation.

## BEDROOM 2

9'10" x 8'2" (3.00m x 2.49m)

With radiator and double glazed window to the front elevation.

## BEDROOM 3

9'4" x 6'5" (2.84m x 1.96m)

With radiator and double glazed window to the rear elevation.

## FAMILY BATHROOM

6'5" x 5'6" (1.96m x 1.68m)

Having a modern three piece white suite comprising a panelled bath with mixer tap. Wall hung wash hand basin with mixer tap. Low flush WC. Radiator, part tiled walls, extractor fan, shaver point and obscure double glazed window to the front elevation.

## VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

## TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

All mains services are connected.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.



















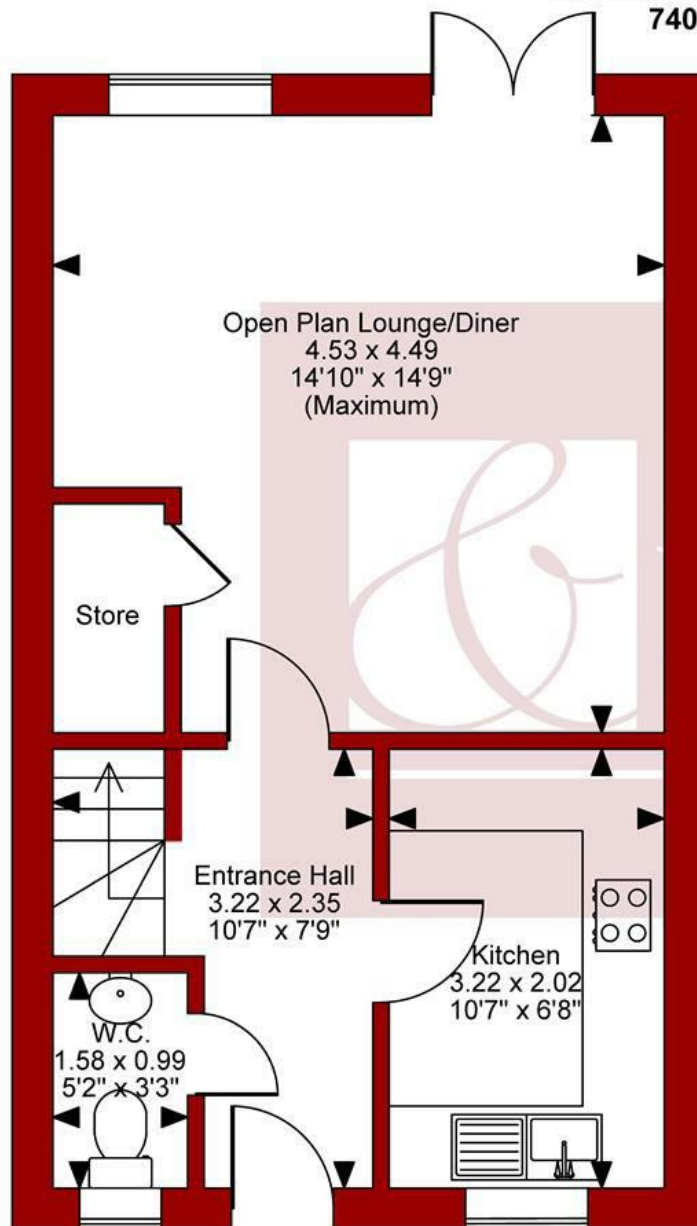




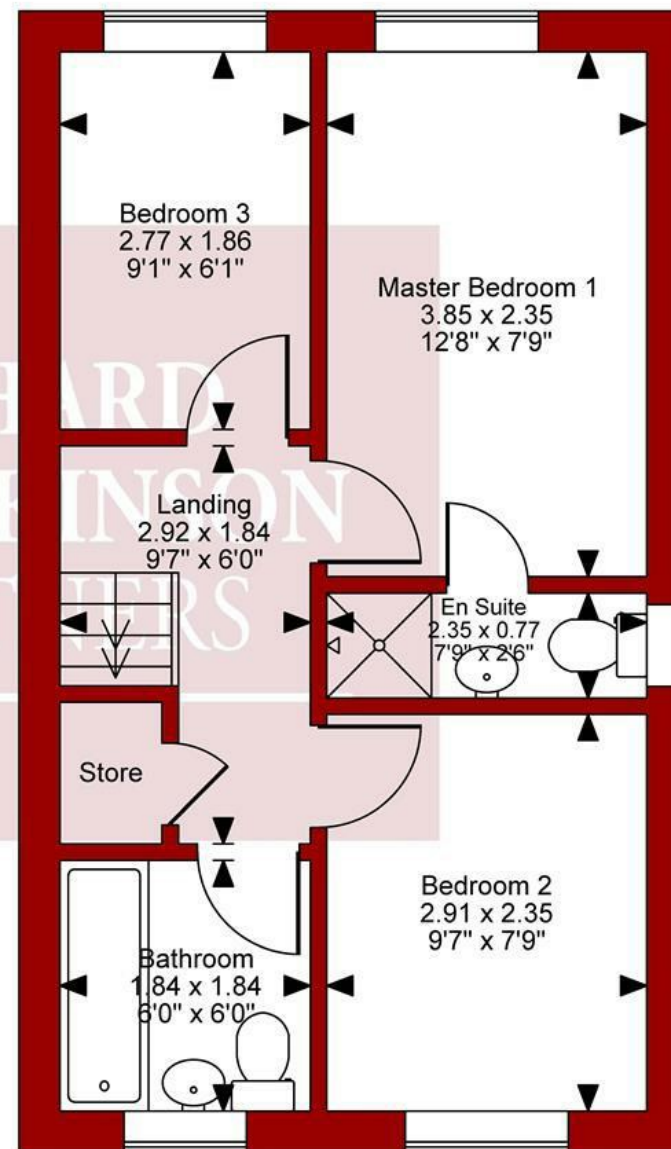




Madejski Way, Kirkby-in-Ashfield  
Approximate Gross Internal Area  
740 SQ FT/69 SQ M



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01623 626990



**RICS**



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