



8 Franklin Way, Kirkby-in-Ashfield,
Nottingham, Nottinghamshire, NG17 8SQ

Offers Over £375,000

Tel: 01623 626990

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

- Modern Detached Family Home
- Approx. 1,683 Sq Ft
- Two En Suites & Family Bathroom
- Lounge & Dining Kitchen
- Double Driveway & Large Double Garage
- Spanning Three Floors
- Four Good Sized Bedrooms
- Top Floor Master Bedroom Suite
- Superb Landscaped Rear Garden
- Opposite Open 'Green Space'

A modern, three storey, four bedroom detached family home with a large double garage, occupying a pleasant position off and at the end of the main Franklin Way opposite an open 'green space' with children's play area.

The property was built by Westerman Homes in 2018 to their Ascot house type design, offering spacious family living accommodation spanning three floors extending to circa 1,683 sq ft. The property offers a good quality specification throughout including attractive wall and floor tiling to the first floor en suite and bathroom. In addition, there is a high gloss modern fitted kitchen with integrated appliances, and superb landscaped gardens completed by our client at a cost of £8,000.

The layout of accommodation on the ground floor comprises an entrance hall, WC, utility, dual aspect lounge with French doors and a dining kitchen with integrated appliances. The first floor landing leads to three bedrooms, an en suite and a family bathroom. There is a substantial master bedroom suite occupying the entire top floor with dressing area, ample fitted wardrobes and an en suite bathroom. The property benefits from pleasant front aspects across the open green space and views beyond towards woodland in the distance. The property has gas central heating, UPVC double glazing and 1GB fibre internet connection.

The property benefits from a double width tarmac driveway which leads to a large double garage. The frontage is relatively low maintenance with slate clippings and blue Indian sandstone path leads to the front entrance door. To the side of the house and garage, there is a further Indian sandstone patio area with personal door access into the garage, and a gate provides access to the side and rear of the property. The Indian sandstone patio wraps around the rear of property leading to a lovely seating area directly off the lounge. Beyond here, there is a substantial sandstone patio offering a delightful entertaining space which benefits from a south west facing aspect. There is a lawn, slate chippings to all borders and painted fenced boundaries in light blue on all sides.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

19'6" max x 4'9" max (5.94m max x 1.45m max)

With radiator, telephone point, double power point, large understairs storage cupboard with light point, and stairs leading to the first floor landing.

WC

5'8" x 3'0" (1.73m x 0.91m)

Having a modern two piece white suite comprising a low flush WC. Pedestal wash hand basin with mixer tap and tiled splashback. Radiator, tiled floor and extractor fan.

LOUNGE

19'6" x 10'4" (5.94m x 3.15m)

A lovely reception room benefiting from a dual aspect with a pleasant outlook of the rear garden and the open green space to the front. With two radiators, two ceiling light points, double glazed window to the front elevation and French doors leading out onto the west facing rear garden.

DINING KITCHEN

25'9" x 9'0" (7.85m x 2.74m)

A spacious, triple aspect dining kitchen, having a range of modern high gloss cabinets in dark anthracite grey with brushed metal handles comprising wall cupboards, base units and drawers with wood effect worktops above. Inset 1 1/2 stainless steel sink with drainer and mixer. Integrated double oven, five ring stainless steel gas hob and stainless steel extractor hood above. Integrated fridge/freezer and dishwasher. Space for a tumble dryer. Tiled floor, radiator, and double glazed windows to the front, rear and side elevations.

UTILITY

6'0" x 5'0" (1.83m x 1.52m)

Having matching high gloss anthracite dark grey wall and base units with wood effect worktops over. Cupboard housing the gas central heating boiler. Inset stainless steel sink with drainer and mixer tap. Plumbing for a washing machine. Radiator, tiled floor, extractor fan, double glazed window to the rear elevation and composite door leading out to the rear garden.

FIRST FLOOR LANDING

With radiator, smoke alarm, double power point, airing cupboard housing the pressurised hot water cylinder, and stairs to the second floor.

BEDROOM 2

13'11" x 9'0" (4.24m x 2.74m)

With radiator and double glazed window to the front elevation affording pleasant aspect across the open green space.

EN SUITE

8'11" x 4'3" (2.72m x 1.30m)

Having a modern three piece white suite complemented by attractive modern tiling throughout and chrome fittings, comprising a double width tiled shower enclosure. Wall hung wash hand basin with mixer tap. Low flush WC. Tiled floor, fully tiled walls, chrome heated towel rail, extractor fan, tiled shelf, shaver point and obscure double glazed window to the rear elevation.

BEDROOM 3

10'5" x 9'4" (3.18m x 2.84m)

With radiator and double glazed window to the front elevation affording pleasant aspect across the open green space.

BEDROOM 4

10'4" x 9'9" (3.15m x 2.97m)

With radiator and double glazed window to the rear elevation.

FAMILY BATHROOM

6'7" x 5'6" (2.01m x 1.68m)

Having a modern three piece white suite complemented by attractive modern tiling throughout and chrome fittings, comprising a panelled bath with mixer tap. Wall hung wash hand basin with mixer tap. Low flush WC. Tiled floor, fully tiled walls, chrome heated towel rail, extractor fan, tiled shelf, shaver point and obscure double glazed window to the front elevation.

SECOND FLOOR LANDING

Having a useful built-in storage cupboard with light point. Double power point and double glazed window to the rear elevation.

MASTER BEDROOM SUITE

25'1" x 19'6" max (7.65m x 5.94m max)

(11'10" into dressing area). A substantial master suite occupying the entire second floor with a dressing area space and en suite bathroom. There are extensive and quality fitted wardrobes with hanging rails and shelving. Three radiators, velux roof windows to the front and rear elevations, and two double glazed windows to the front elevation affording the best of the pleasant views across the open green space and woodland beyond.

EN SUITE BATHROOM

9'2" x 6'5" (2.79m x 1.96m)

Having a modern three piece white suite complemented by attractive modern tiling and chrome fittings, comprising a panelled bath with mixer tap and shower over. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC. Tiled floor, part tiled walls, chrome heated towel rail, extractor fan, shaver point and velux roof window to the rear elevation.

OUTSIDE

The property occupies a super position at the end of Franklin Way opposite an open 'green space' with a children's play area. There is a good sized double width tarmac driveway which leads to a large double garage. The frontage is relatively low maintenance with slate clippings and blue Indian sandstone path leads to the front entrance door. To the side of the house and garage, there is a further Indian sandstone patio area with personal door access into the garage, and a gate provides access to the side and rear of the property. The Indian sandstone patio wraps around the rear of property leading to a lovely seating area directly off

the lounge. Beyond here, there is a substantial sandstone patio offering a delightful entertaining space which benefits from a south west facing aspect. There is a lawn, slate chippings to all borders and painted fenced boundaries in light blue on all sides. There are ample external light points including solar lights attached to the fence and rear of the house.

DOUBLE GARAGE

20'0" x 19'7" (6.10m x 5.97m)

Equipped with power and light. Twin up and over doors, and side entrance door.

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.







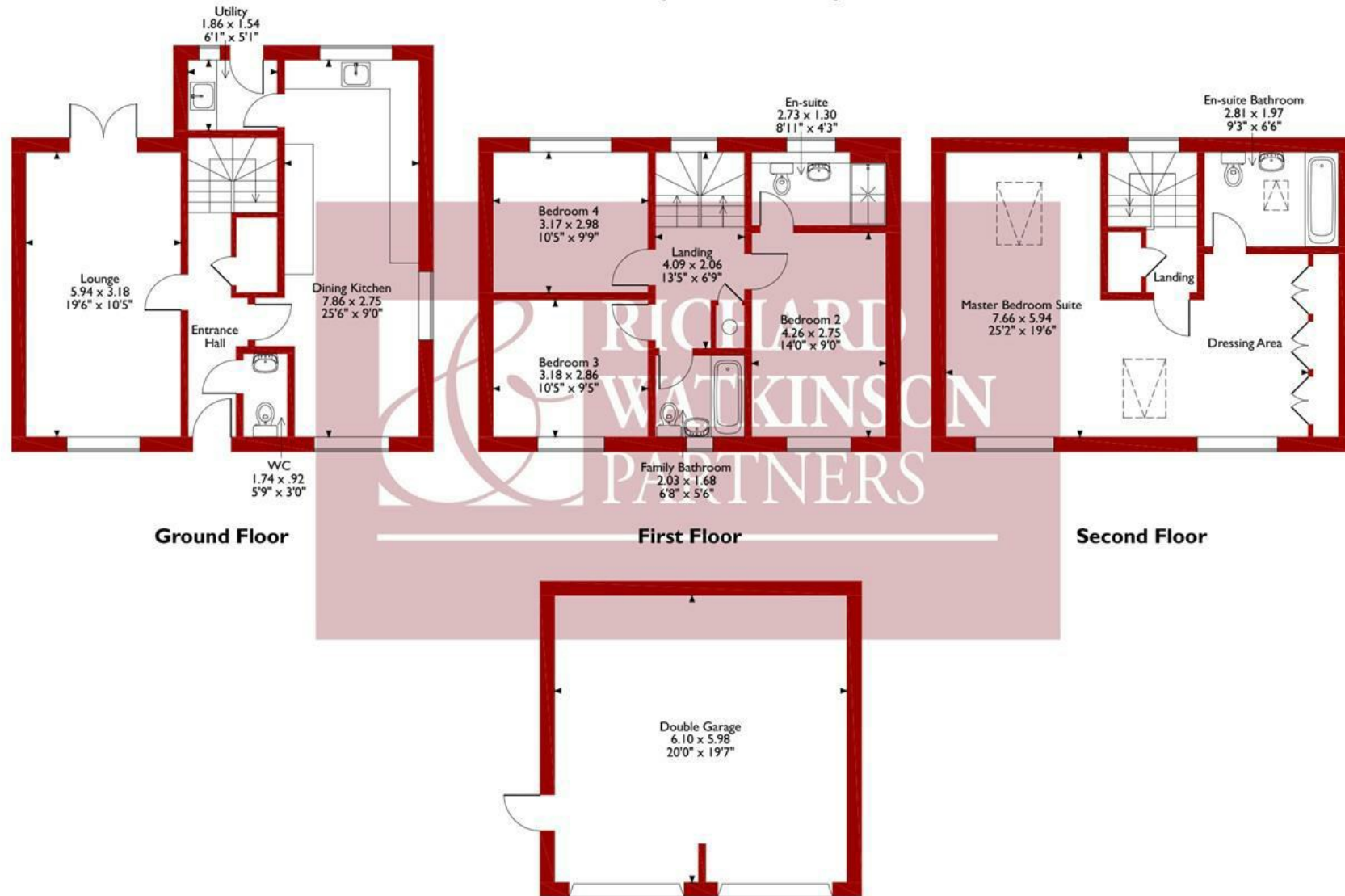








Franklin Way, Kirkby-in-Ashfield
Approximate Gross Internal Area
Main House = 156 SQ M / 1683 SQ FT
Garage = 36 SQ M / 388 SQ FT
Total = 192 SQ M / 2071 SQ FT



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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