



**7 Dabek Rise, Kirkby-in-Ashfield, Nottingham,
Nottinghamshire, NG17 9EB**

Guide Price £250,000
Tel: 01623 626990

- Detached Chalet Bungalow
- Three Double Bedrooms
- Kitchen with Integrated Appliances
- Modern UPVC Double Glazing
- Landscaped Rear Garden
- Modernised & Improved Throughout
- Modern Kitchen & Bathroom
- Gas Central Heating (Combi Boiler)
- Detached Single Garage
- Good Sized Tarmacadam Driveway

A three double bedroom detached chalet bungalow presented in immaculate condition throughout in an established location off Nuncargate Road.

The property has been modernised and improved by our clients in recent times and boasts a modern bathroom and kitchen with integrated appliances, modern UPVC double glazed windows and doors installed in 2022, and landscaped front and rear gardens.

The living accommodation with gas central heating (combi boiler) comprises an entrance hall, downstairs bathroom, lounge, kitchen and bedroom three with fitted wardrobes. The first floor landing leads to two double bedrooms both with fitted wardrobes.

OUTSIDE

The property stands back behind a low stone wall and hedgerow boundary frontage with low maintenance slate chippings front garden utilised as driveway adjacent to a tarmacadam driveway which extends to the side of the property which provides ample off road parking. There is a low stone walled boundary to the side of the driveway extending to the detached single garage. A gate between the property and garage leads through to the rear garden. To the rear of the property, there is an Indian sandstone patio which extends across the full width of the property with wide steps leading up to the top portion of the garden. The lower level has artificial lawn and a retaining walled boundary. Steps lead up to a substantial Indian sandstone patio area surrounded by retaining brick walled boundaries providing a wonderful outdoor entertaining space. There are further steps leading up to an artificial lawn above the garage. There are two external double power points, a water tap and wall mounted automatic lighting.

A COMPOSITE SOLIDOR SIDE ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

10'4" max x 10'0" (3.15m max x 3.05m)

With stairs to the first floor landing, radiator, engineered oak flooring, understairs storage cupboard and ample fitted shelving.

LOUNGE

16'1" x 10'11" (4.90m x 3.33m)

Having a marble fireplace with inset electric fire. Radiator, engineered oak flooring, coving to ceiling and double glazed window to the front elevation.

KITCHEN/BREAKFAST ROOM

11'8" x 10'10" (3.56m x 3.30m)

Having modern shaker cabinets with brushed chrome handles comprising wall cupboards, base units and drawers with work surfaces above. Inset 1 1/2 bowl sink with drainer and brushed black matte 3 in 1 tap with hot and cold water, filtered water and boiling hot tap. Integrated cooking appliances include two single ovens, a separate microwave and a five ring gas hob with contemporary extractor hood above. Integrated fridge/freezer. There is a peninsula island with space for stools beneath. Cupboard housing Worcester Bosch combi boiler. Tiled floor, four ceiling spotlights, vertical radiator, modern tiled splashbacks, double glazed window to the rear elevation and obscure double glazed rear door leads out on to the rear garden.

BEDROOM 3

11'6" x 10'1" (3.51m x 3.07m)

A third double bedroom, having modern fitted wardrobes with hanging rails and shelving and three drawers. Radiator, engineered oak flooring, coving to ceiling and double glazed window to the front elevation.

GROUND FLOOR BATHROOM

8'2" x 5'6" (2.49m x 1.68m)

Having a superbly appointed modern three piece suite with chrome fittings comprising a P-shaped, tiled inset Jacuzzi bath with wall mounted mixer tap, rainfall shower above plus an additional pencil shower attachment. Vanity unit with contemporary bowl wash hand basin with chrome mixer tap mounted on a composite marble effect work surface with storage cupboard beneath. Low flush WC with enclosed cistern and large fitted storage cupboard above. Marble style tiling throughout to the walls and floor, chrome heated towel rail, three ceiling spotlights and obscure double glazed window to the rear elevation.

FIRST FLOOR LANDING

Having a built-in storage cupboard with extensive shelving.

BEDROOM 1

13'3" x 10'11" (4.04m x 3.33m)

Having extensive fitted wardrobes with hanging rails and shelving and ample drawers. Radiator and double glazed window to the rear elevation.

BEDROOM 2

11'9" x 10'7" (3.58m x 3.23m)

Having extensive fitted wardrobes with hanging rails, shelving and three drawers. Radiator and double glazed window to the front elevation.

GARAGE

15'10" x 8'8" (4.83m x 2.64m)

Equipped with power and light with LED lighting. Obscure double glazed window to the side elevation and double opening front doors.

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 07817-283-521.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

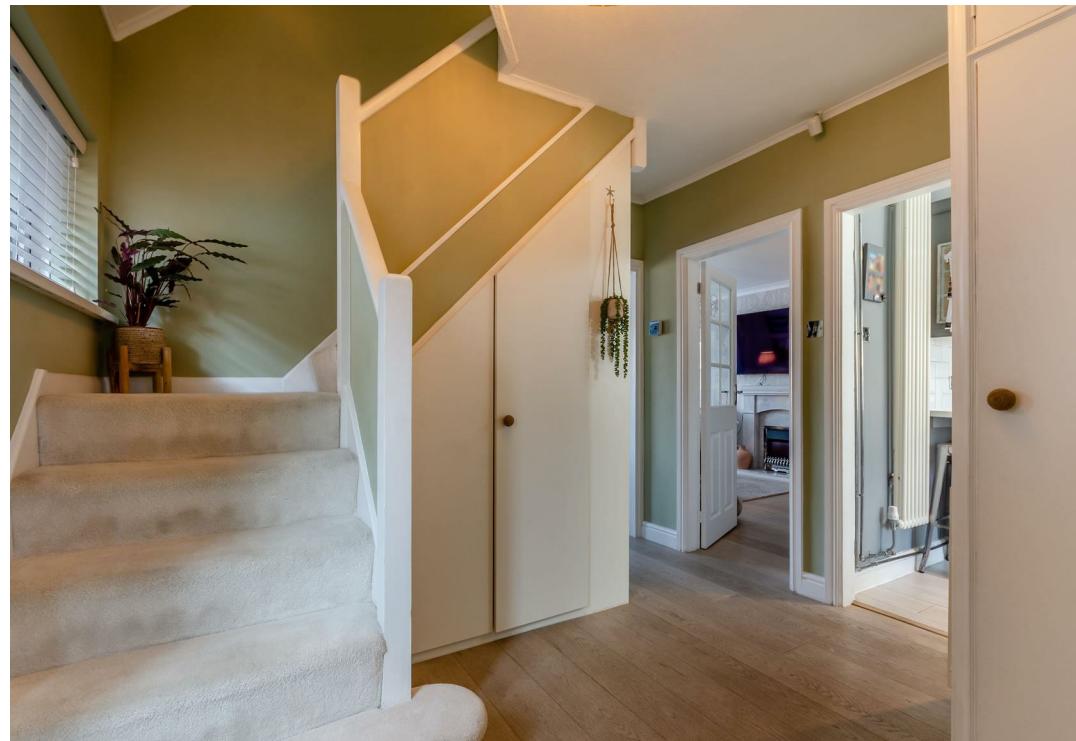
All mains services are connected.

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

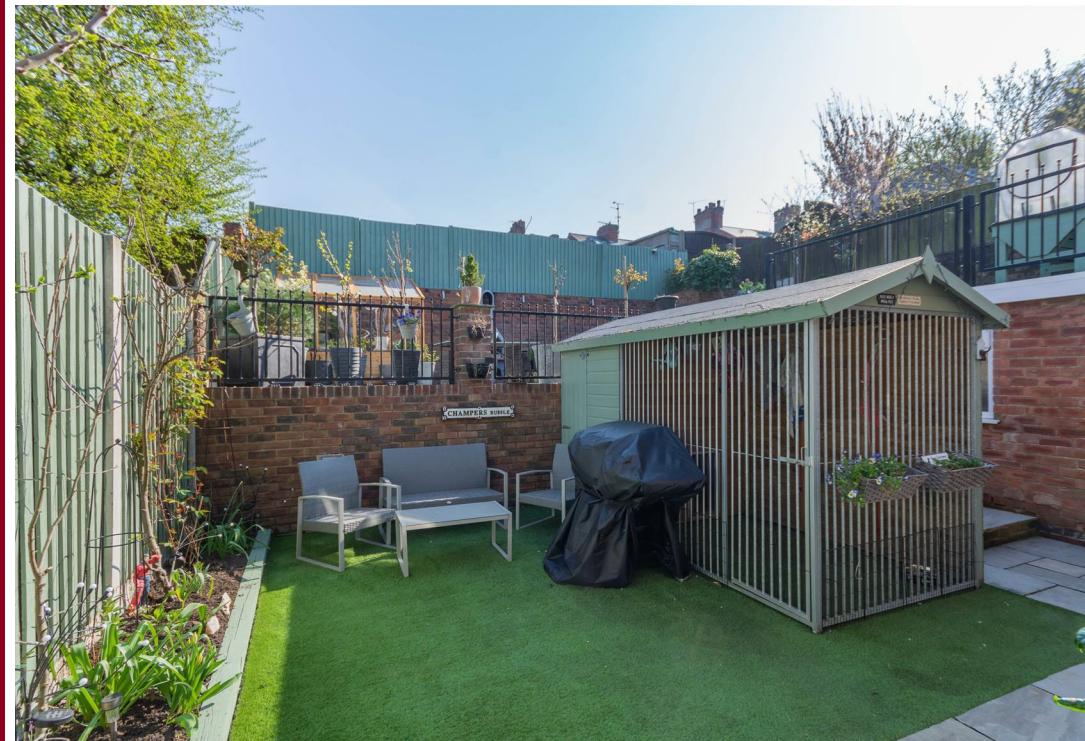
Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.





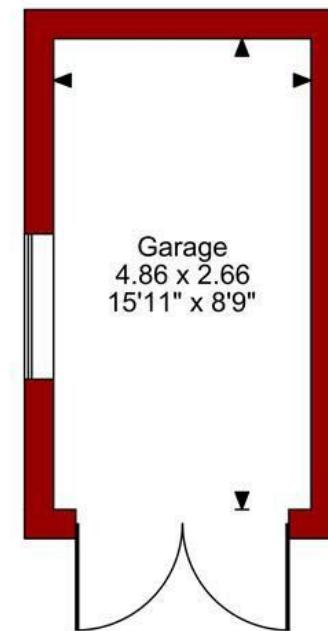
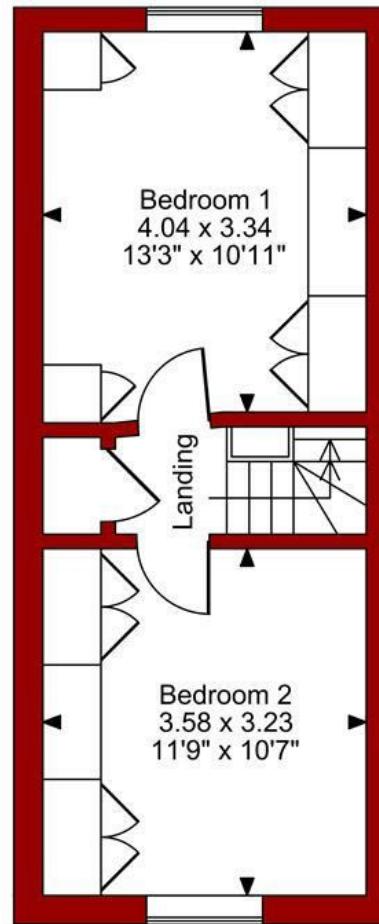
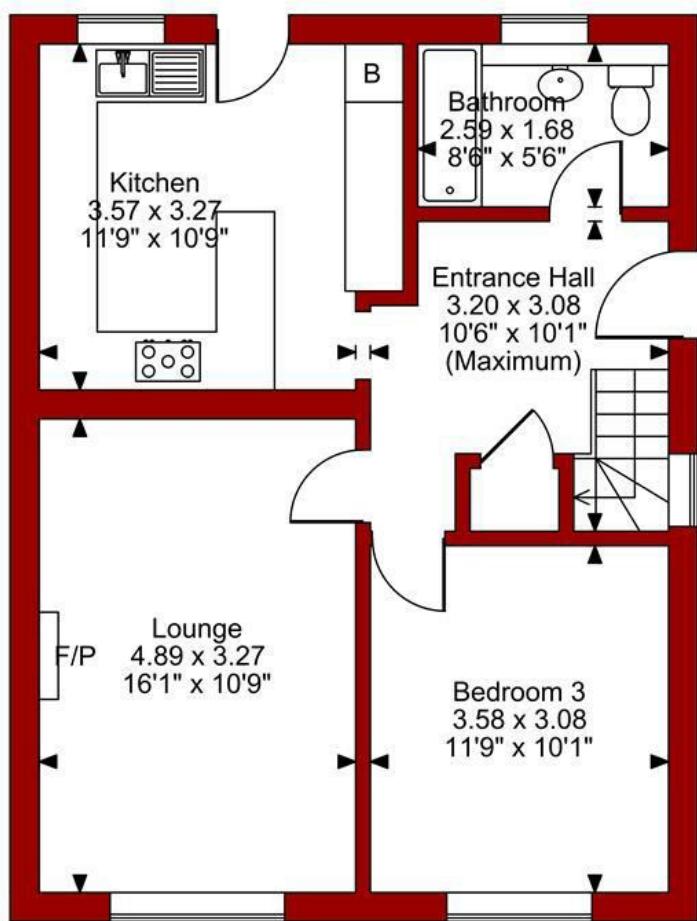








Dabek Rise, Kirkby-in-Ashfield
Approximate Gross Internal Area
Main House = 86 SQ M / 921 SQ FT
Garage = 13 SQ M / 139 SQ FT
Total = 99 SQ M / 1060 SQ FT



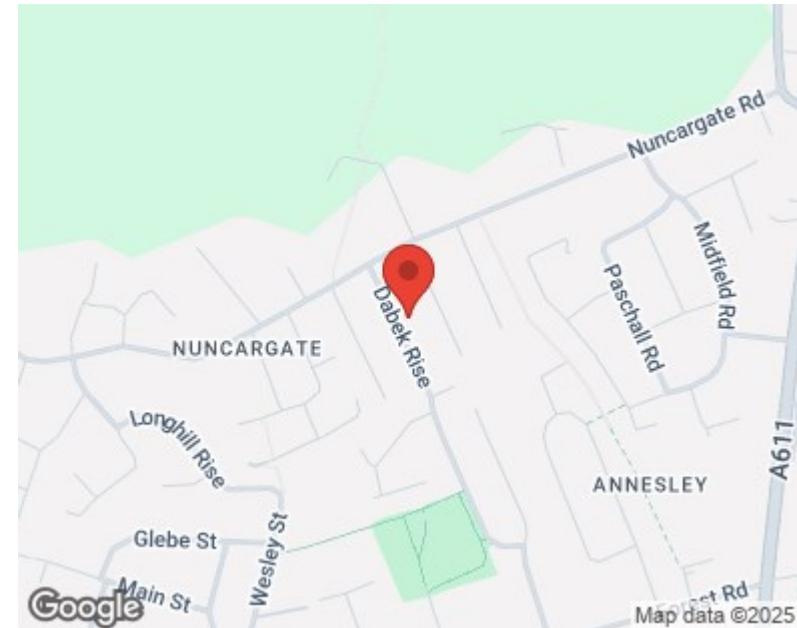
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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		
(81-91)	B		
(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 firms 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



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