



2 Hollinwell Close, Kirkby-in-Ashfield,  
Nottingham, Nottinghamshire, NG17 8NE

£325,000

Tel: 01623 626990

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



- Detached Family House
- Modern En Suite & Family Bathroom
- Modern Kitchen
- Good Sized Corner Plot
- Cul-De-Sac Location
- Four Bedrooms
- Two Reception Rooms + Conservatory
- Double Width Driveway & Single Garage
- Well Maintained Front & Rear Gardens
- Close to Amenities & Transport Network

Viewing is highly recommended at this superbly appointed four bedroom detached family house, occupying a good sized corner plot on a small cul-de-sac off Wentworth Road in a highly regarded location close to schools, local amenities and the transport network.

The property is presented in immaculate condition throughout with modern kitchen and bathroom fixtures and fittings, neutral decor and flooring, gas central heating and UPVC double glazing. The property provides a spacious layout of living accommodation comprising on the ground floor; entrance hall, cloakroom/WC, dual aspect lounge, dining room, conservatory and a kitchen. The first floor landing leads to a master bedroom with extensive fitted wardrobes and an en suite. There is a family bathroom and three further bedrooms also with extensive fitted wardrobes – including bedroom four utilised as a walk-in wardrobe.

Overall, in our opinion this is a fantastic opportunity to acquire an impressive family home and viewing is highly recommended.

## OUTSIDE

The property occupies a corner plot with a double width, patterned concrete driveway which leads to a single garage. The front garden is laid to lawn with well stocked borders with mature plants and shrubs. There is a side garden area laid to lawn with shrubs and a paved pathway across the front and side leads to gated access providing access to the rear garden. To the rear of the property, there is a substantial porcelain paved patio which extends across the full width of the garden and round to the side where there is a useful space to keep a shed. There is a lawn, partial brick walled boundary to one side, further fenced boundaries, ample gravel sections and further shrubs. There are outside light points as well as a double power point.

AN OPEN FRONTED STORM PORCH LEADS TO A UPVC DOUBLE GLAZED FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

## ENTRANCE HALL

14'0" x 5'10" (4.27m x 1.78m)

With radiator, karndean floor, four ceiling spotlights, understairs storage cupboard and stairs to the first floor landing.

## CLOAKROOM/WC

5'11" x 3'4" (1.80m x 1.02m)

Having a modern two piece white suite comprising a low flush WC. Wall hung wash hand

basin with mixer tap. Chrome heated towel rail and obscure double glazed window to the front elevation.

## LOUNGE

19'7" x 11'11" (5.97m x 3.63m)

A spacious dual aspect reception room, two radiators and double glazed windows to the front and rear elevations. Please note the media unit is not included in the sale.

## DINING ROOM

12'9" x 9'1" (3.89m x 2.77m)

With radiator, laminate floor and double glazed sliding patio door through to the:

## CONSERVATORY

11'4" x 10'6" (3.45m x 3.20m)

With laminate floor and French doors leading out onto the rear garden.

## KITCHEN

10'8" x 10'2" (3.25m x 3.10m)

Having a modern fitted kitchen, having high gloss white cabinets comprising wall cupboards with under lighting, base units and drawers complemented by quartz worktops with matching upstands. Inset 1 1/2 bowl stainless steel sink with drainer built into the worktop. Integrated electric single oven, separate microwave and a four ring induction hob with quartz splashback and extractor hood above. Space for a fridge/freezer, and space and plumbing for both a dishwasher and washing machine. Six ceiling spotlights, karndean floor, double glazed window to the front elevation and obscure glazed side entrance door.

## FIRST FLOOR GALLERIED LANDING

With loft hatch and double glazed window to the rear elevation.

## MASTER BEDROOM 1

12'3" x 10'2" (3.73m x 3.10m)

Having ample fitted wardrobes with hanging rails and shelving plus two fitted bedside tables with three drawers each. Radiator, laminate floor and double glazed window to the front elevation.

## EN SUITE

8'7" x 3'2" (2.62m x 0.97m)

Having a modern three piece white suite with chrome fittings comprising a tiled shower enclosure with rainfall shower and additional shower handset. Wall hung wash hand basin with mixer tap. Low flush WC. Laminate floor, chrome heated towel rail, fitted cupboard, fully tiled walls, three ceiling spotlights, extractor fan and obscure double glazed window to the front elevation.

## BEDROOM 2

12'3" x 10'8" (3.73m x 3.25m)

A second double bedroom, having three sets of fitted wardrobes providing extensive storage

space with double hanging rails and shelving. Five ceiling spotlights operated by a dimmer switch, radiator and double glazed window to the front elevation.

### **BEDROOM 3**

12'2" x 7'1" (3.71m x 2.16m)

Having fitted wardrobes with hanging rails and shelving. Radiator, laminate floor and double glazed window to the rear elevation.

### **BEDROOM 4**

13'0" into wardrobes x 7'1" (3.96m into wardrobes x 2.16m)

Currently set up as a walk-in wardrobe, having extensive fitted furniture comprising fitted wardrobes with hanging rails and shelving and sliding fronted doors. There is a separate L-shaped fitted wardrobe with hanging rails and shelving and a mirrored door. There is also a full height fitted wardrobe with inset lighting, display shelving, additional shelving to one side and drawers beneath. Radiator and double glazed window to the rear elevation.

### **FAMILY BATHROOM**

8'10" x 6'3" (2.69m x 1.91m)

Having a modern three piece white suite comprising a panelled Jacuzzi bath with mixer tap and shower attachment. Pedestal wash hand basin with tiled splashbacks. Low flush WC. Part tiled walls, tiled floor, five ceiling spotlights, graphite grey contemporary heated towel rail, obscure double glazed window to the front elevation and airing cupboard housing the Worcester Bosch gas central heating combi boiler.

### **INTEGRAL GARAGE**

16'5" x 8'11" (5.00m x 2.72m)

Equipped with power and light. Obscure UPVC double glazed window and door to the rear and side elevations. Up and over 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.

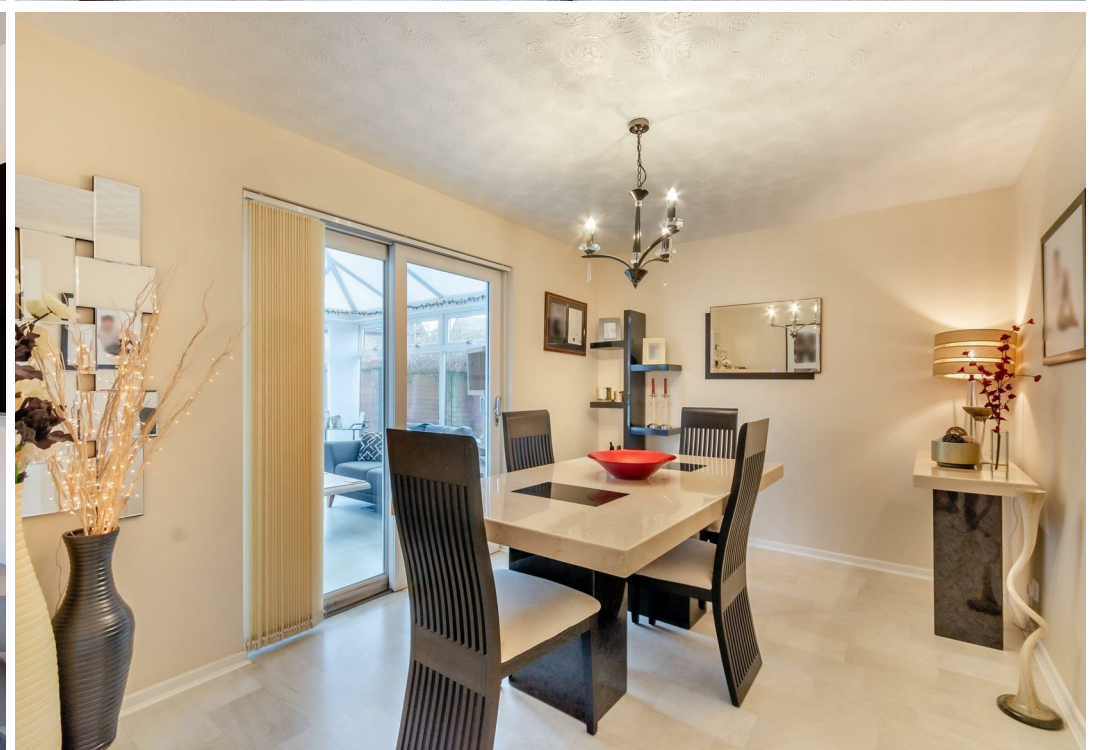












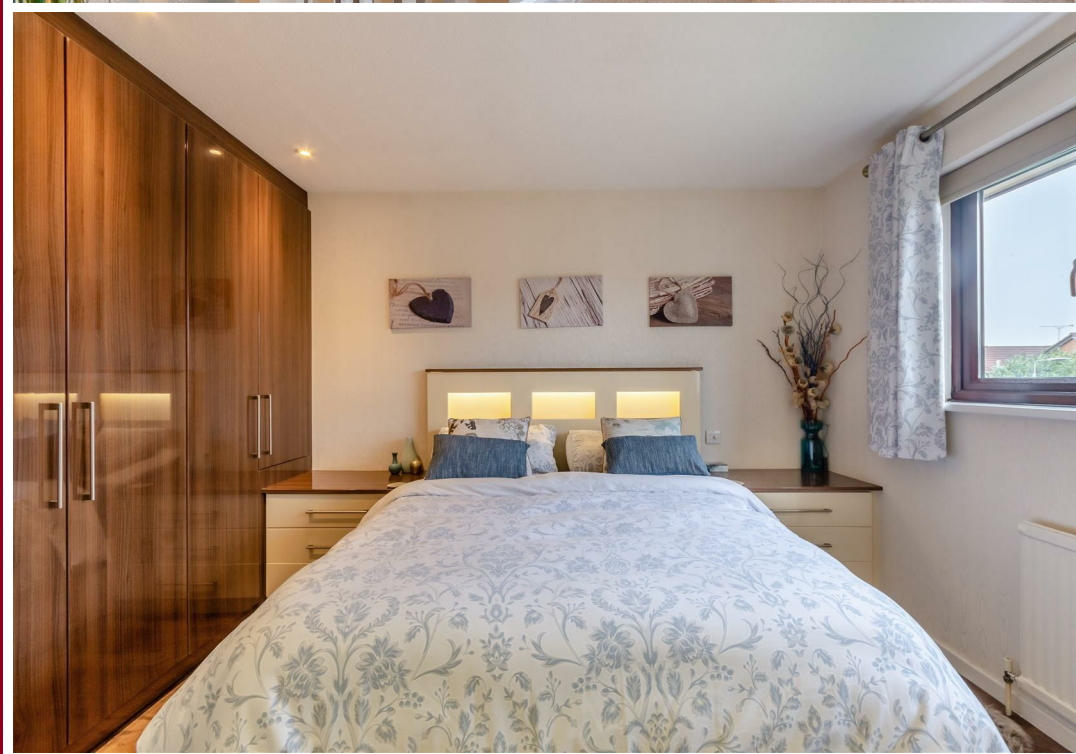
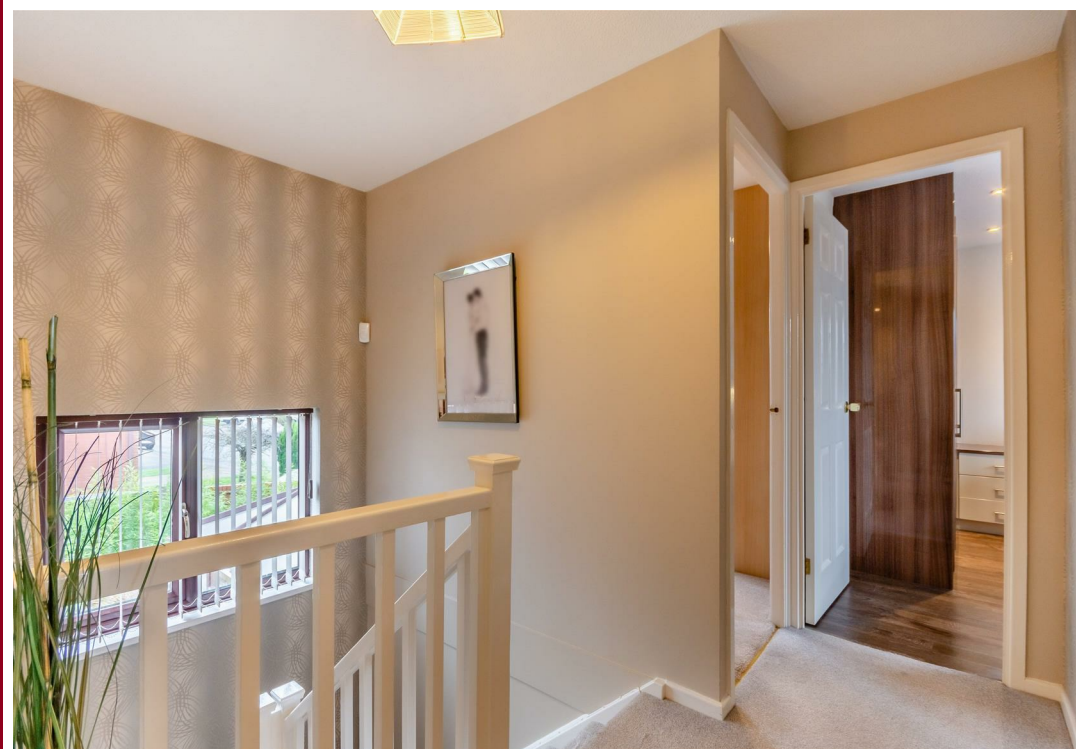


























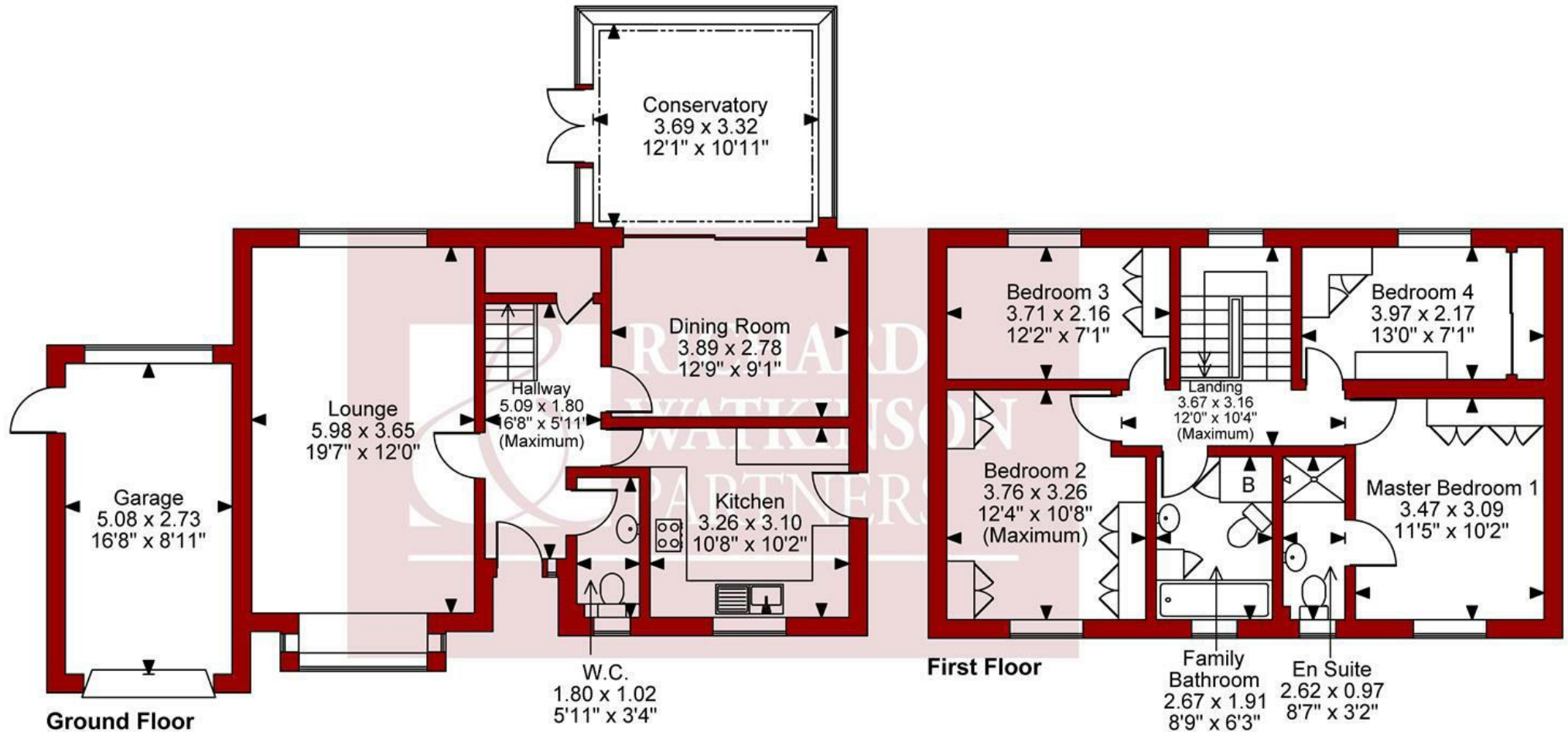








**Hollinwell Close, Kirkby-in-Ashfield**  
**Approximate Gross Internal Area**  
**Main House = 129 SQ M/1389 SQ FT**  
**Garage = 14 SQ M/148 SQ FT**  
**Total = 143 SQ M/1537 SQ FT**




**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	73	85
(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 <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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