

# HoldenCopley

PREPARE TO BE MOVED

Forest Road, Kirkby-In-Ashfield, Nottinghamshire NG17 9HD

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Guide Price £280,000



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## DETACHED FAMILY HOME WITH PLANNING PERMISSION GRANTED...

GUIDE PRICE £280,000 - £300,000

This well-presented three-bedroom detached home offers spacious accommodation throughout, making it the perfect choice for a family buyer looking to move straight in. The property is ideally located in a well-connected area, close to a range of local shops, great schools, and convenient transport links. The ground floor comprises an entrance, a generously sized reception room featuring a multi-fuel burner, a separate dining room complete with a pantry, and a well-equipped fitted kitchen-diner. A ground-floor W/C adds extra practicality for family life. Upstairs, the first floor hosts three well-proportioned bedrooms, a modern three-piece family bathroom, and boarded loft access. Externally, the property benefits from a driveway to the front providing off-street parking for up to three vehicles, along with a large detached garage running the full length of the house — ideal for storage, a workshop, or further development. To the rear, you'll find a private, enclosed garden featuring a paved patio area, a lawn, a greenhouse, and a versatile wooden hut with a built-in bar, seating area, full electrics, hardwired broadband, and a Scandinavian-style grill — perfect for year-round entertaining. Additional benefits include a recently replaced roof and full planning permission granted for a two-storey side extension and a single-storey rear extension, valid until March 2026 — offering fantastic potential to expand and further add value.

NO UPWARD CHAIN







- Detached Family Home
- Three Bedrooms
- Spacious Reception Room With Multi-Fuel Burner & Separate Dining Room
- Well Appointed Fitted Kitchen With Pantry
- Ground Floor W/C
- Three Piece Bathroom Suite
- Off-Road Parking & Large Garage
- Private Rear Garden With Wooden Hut
- Planning Permission Granted For Wrap Around Extension
- New Roof Fitted September 2024











GROUND FLOOR

Entrance

3’4" × 3’1" (1.02m × 0.94m )

The entrance has UPVC double-glazed windows to the side elevation, carpeted flooring and a single UPVC door providing access into the accommodation.

Living Room

19’10" × 12’10" (max) (6.06m × 3.93m (max))

The living room has UPVC double-glazed bow windows to the front elevation, laminate flooring, two radiators, a recessed alcove with a multi-fuel burner, a tiled hearth and wooden mantel and wooden beams to the ceiling.

Dining Room

13’11" × 11’10" (max) (4.26m × 3.62m (max))

The dining room has a UPVC double-glazed window to the side elevation, laminate flooring, a radiator and access into the pantry.

Pantry

5’5" × 3’6" (1.66m × 1.08m )

The pantry has a UPVC double-glazed obscure window to the side elevation, shelving and lighting.

Kitchen-Diner

17’6" × 11’6" (5.34m × 3.52m)

The kitchen-diner has a range of fitted shaker style base and wall units with worktops, space for a Range cooker with an extractor hood, a Belfast sink with a swan neck mixer tap and draining grooves, space for an American style fridge-freezer, vinyl flooring, a radiator, UPVC double-glazed windows to the rear and side elevations and a single UPVC door providing access out to the garden.

W/C

5’2" × 4’3" (1.60m × 1.31m )

This space has a low level flush W/C, a vanity style wash basin with a tiled splashback, tiled flooring, a wall-mounted boiler, an extractor fan and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

13’4" × 7’7" (max) (4.08m × 2.33m (max))

The landing has a UPVC double-glazed window to the side elevation, carpeted flooring, a radiator, a built-in cupboard, a picture rail, coving, access into the boarded loft via a drop-down ladder and provides access to the first floor accommodation.

Master Bedroom

10’5" × 9’11" (3.18m × 3.03m )

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, wooden beams to the ceiling and open access into the walk-in-closet.

Walk-In-Closet

6’2" × 2’11" (1.90m × 0.89m )

This space has carpeted flooring, shelving and lighting.

Bedroom Two

13’1" × 9’2" (4.01m × 2.81m )

The second bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring and a radiator.

Bedroom Three

10’3" × 8’9" (3.13m × 2.69m )

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, wooden beams to the ceiling and a built-in wardrobe with over the head cupboards.

Bathroom

10’9" × 7’1" (3.28m × 2.16m )

The bathroom has a low level flush W/C, a pedestal wash basin, a fitted panelled bath with a shower, tiled flooring, partially tiled walls, a radiator, wooden beams to the ceiling, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Front

To the front is a driveway for three vehicles, a large detached garage and a single wooden gate providing rear access.

Rear

To the rear is a private garden with a paved patio, a lawn, a greenhouse and a wooden hut equipped with electrics and a bar.

Hut

17’9" × 15’4" (max) (5.43m × 4.68m (max))

The hut has windows, a built-in bar, built-in seating, internet connection, a Scandinavian-style grill, is equipped with electric and has a single door.

Garage

10’3" × 36’7" (3.13m × 11.16m )

The garage has two single doors and an up and over garage door.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000 Mbps and Upload Speed 100 Mbps

Phone Signal – All 4G & 5G, some 3G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Very low chance of flooding

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

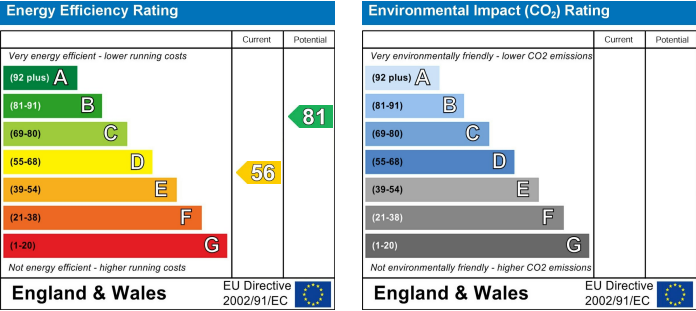
The vendor has advised the following:

Property Tenure is Freehold

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## FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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