

HoldenCopley

PREPARE TO BE MOVED

Wheatley Avenue, Kirkby-In-Ashfield, Nottinghamshire NG17 8BG

Guide Price £240,000 - £260,000

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WELL PRESENTED THROUGHOUT...

This well-presented semi-detached house is perfectly positioned in a popular residential area, offering excellent access to local amenities and superb transport links, with Kirkby railway station just a short distance away. Ideal for a growing family, the property has been thoughtfully maintained and offers versatile living accommodation throughout. The ground floor comprises a porch and entrance hall leading into a welcoming living room, complete with a bay-fronted window and open access into the dining room. The dining room benefits from double French doors that open onto the rear garden and provides open access to the fitted kitchen, creating a light and airy flow through the heart of the home. Upstairs, there are three well-proportioned bedrooms and a modern four-piece bathroom suite, catering perfectly to family life. Externally, the property features a gravelled front garden and a driveway providing access to the garage. To the rear, the enclosed garden boasts a patio area, lawn, well-maintained planted borders, and two brick-built outbuildings, all enclosed by panelled fencing, offering a private and versatile outdoor space.

MUST BE VIEWED





- Semi Detached House
- Three Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- Four-Piece Bathroom Suite
- Large Sized Garage & Driveway For Three Cars
- Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed





GROUND FLOOR

Porch

2*11" x 5*5" (0.90m x 1.67m)

The porch has tiled flooring, UPVC double glazed obscure windows to the front elevation, and a UPVC door opening to the front garden.

Entrance Hall

6*0" x 12*10" (1.83m x 3.93m)

The entrance hall has riled flooring, carpeted stairs, a radiator, and a door providing access into the accommodation.

Living Room

12*1" x 12*9" (3.70m x 3.90m)

The living room has a UPVC double glazed bay window to the front elevation, a radiator, a TV point, carpeted flooring, and access into the dining room.

Dining Room

12*2" x 11*3" (3.73m x 3.43m)

The dining room has wood-effect flooring, a radiator, double French doors opening to the rear garden, and open access onto the kitchen.

Kitchen

6*10" x 7*6" (2.10m x 2.29m)

The kitchen has a range of fitted base and wall units with solid wooden worktops, a Belfast sink with a mixer tap, an integrated oven, ceramic hob an extractor fan, an integrated dishwasher, an integrated fridge freezer, recessed spotlights, tiled splashback, and tiled flooring.

FIRST FLOOR

Landing

6*3" x 2*9" (1.91m x 0.84m)

The landing has a UPVC double glazed window to the side elevation, carpeted flooring, access into the loft with lighting via a pull-down ladder, and access to the first floor accommodation.

Master Bedroom

11*3" x 12*2" (3.45m x 3.73m)

The main bedroom has a UPVC double glazed windows to the rear elevation, a radiator, and carpeted flooring.

Bedroom Two

11*8" x 13*0" (3.56m x 3.98m)

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

Bedroom Three

7*1" x 7*6" (2.16m x 2.29m)

The main bedroom has a UPVC double glazed windows to the front elevation, a radiator, and carpeted flooring.

Bathroom

7*10" x 6*5" (2.40m x 1.98m)

The bathroom has a UPVC double glazed obscure windows to the rear elevation, a low level flush W/C, a pedestal wash basin, a freestanding bath with a floor-mounted swan neck mixer tap, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, recessed spotlights, partially tiled walls, and tiled flooring.

OUTSIDE

Front

To the front of the property is a gravelled area, and a driveway with access to the garage.

Garage

The garage has a door to the rear garden, ample storage, and an up-and-over door opening out to the driveway.

Rear

To the rear of the property is an enclosed garden with a patio area, a lawn, planted borders, access into two brick built outbuildings, and a fence panelled boundary.

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 1000Mbps and Upload Speed 100Mbps

Phone Signal – Good coverage of Voice, 4G & 5G - Some coverage of 3G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band B

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.

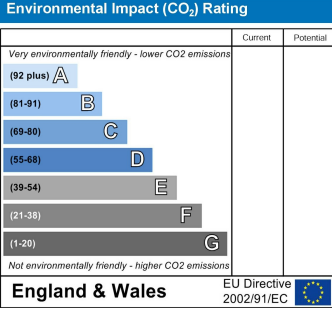
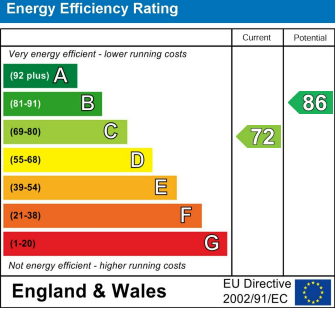
The vendor has advised the following:

Property Tenure is Freehold

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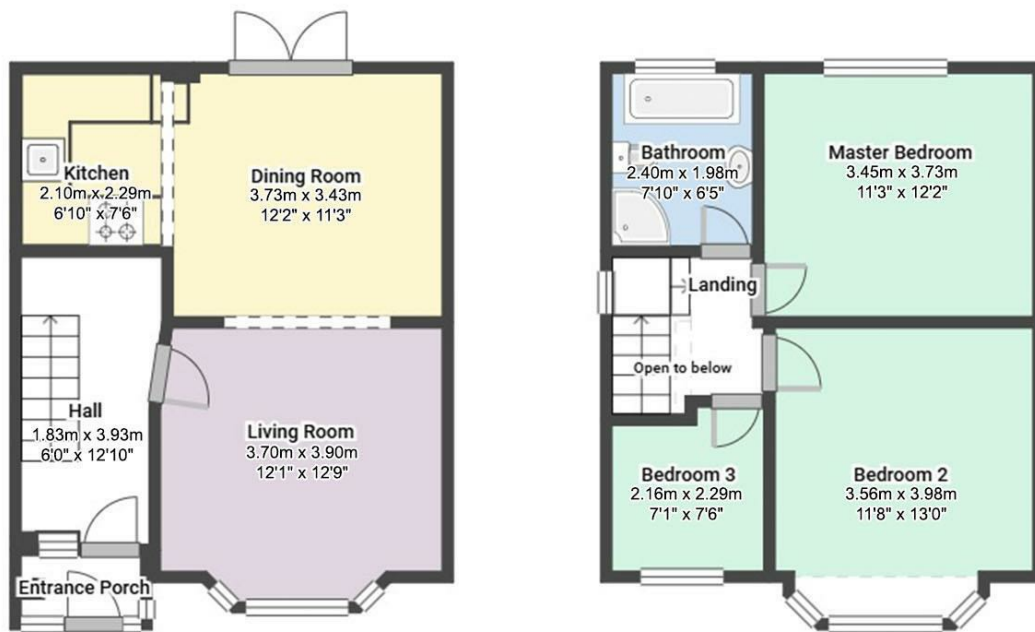
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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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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01156 972 972

33A High Street, Hucknall, Nottingham, NG15 7HJ

hucknalloffice@holdencopley.co.uk

www.holdencopley.co.uk

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