



Bellamy Drive, Kirkby-In-Ashfield, Nottingham, Notts NG17 8SL

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Offers In The Region Of
£190,000

P I N E W O O D



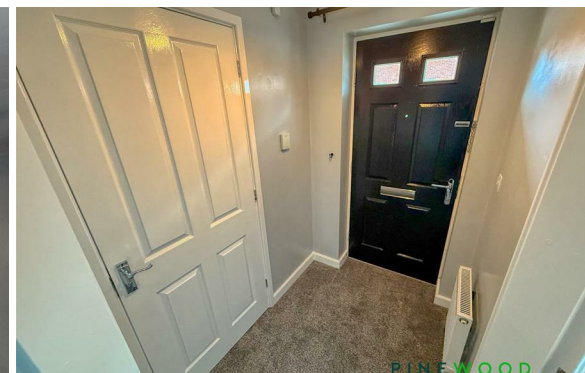
**Bellamy Drive
Kirkby-In-Ashfield
Nottingham
Notts
NG17 8SL**



**Offers In The Region
Of £190,000**

**3 bedrooms
2 bathrooms
1 reception**

- Spacious Three Bedroom Semi-Detached
- Generous lounge with newly fitted carpet
 - Modern Kitchen / Diner
 - Ground floor cloakroom / WC
 - Modern en-suite Shower Room
- Private rear garden with patio and lawn area
 - Driveway for at least two vehicles
 - Stylish double glazing throughout
 - Freehold
- Council Tax Band: B





Welcome to this charming semi-detached house located on Bellamy Drive in the desirable area of Kirkby-In-Ashfield, Nottingham. Built in 2016, this modern property offers a comfortable living space of 836 square feet, making it an ideal home for families or professionals seeking a blend of style and practicality.

As you enter, you are greeted by a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The well-designed kitchen/diner is a highlight of the home, offering ample space for dining and cooking, making it the heart of the household.

This property boasts three generously sized bedrooms, ensuring plenty of room for family or guests. The master bedroom features the added luxury of an ensuite shower room, providing convenience and privacy. Additionally, there is a second bathroom, catering to the needs of the household with ease.

The location of this home is particularly appealing, situated in a friendly neighbourhood with access to local amenities, schools, and parks. Whether you are looking to enjoy a quiet evening in or explore the vibrant community, this property offers the perfect balance.

In summary, this semi-detached house on Bellamy Drive is a wonderful opportunity for those seeking a modern, spacious home in a lovely area. With its contemporary features and thoughtful layout, it is sure to impress. Do not miss the chance to make this delightful property your new home.

Front Exterior

Set back from the road with a charming patio stone pathway leading to a small covered porch, this home offers a low-maintenance lawn and a generous tarmac driveway to the side, providing parking for at least two vehicles.

Entrance Hall

Welcoming entrance hall with fitted carpet, composite-style entrance door, central heating radiator, and access to a ground floor cloakroom. Neutrally decorated with painted plaster and housing the consumer unit, this space provides a practical and stylish introduction to the home.

Ground Floor WC

2'8" x 5'10" (0.83 x 1.80)

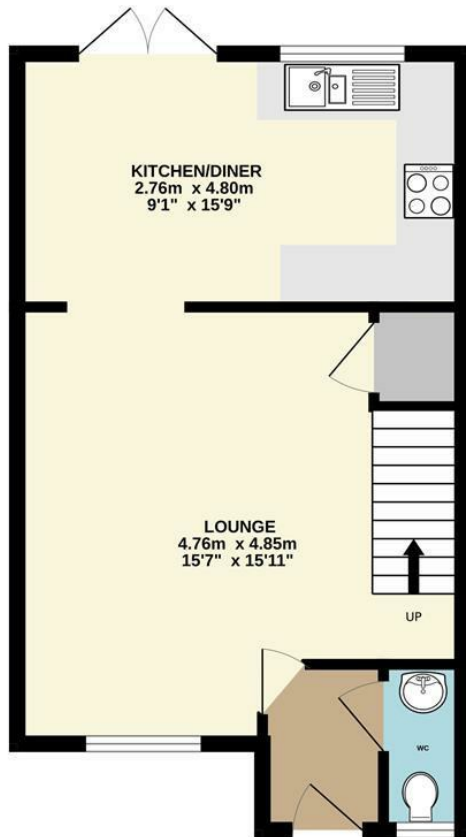
Conveniently located cloakroom with opaque glass window, central heating radiator, pedestal wash hand basin with tiled splashback, low flush WC, and vinyl flooring.

Lounge

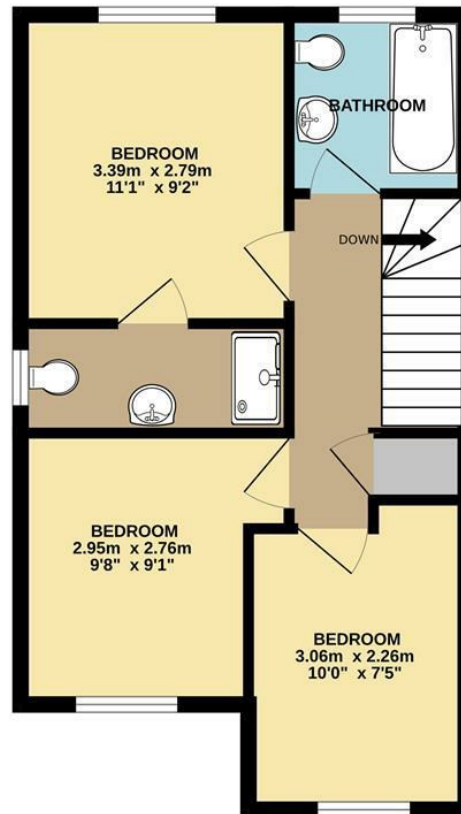
15'10" x 15'7" (4.85 x 4.76)

A surprisingly spacious living room with a large PVC window to the front, two central heating radiators, fitted carpet, and neutral décor. There's also a useful under-stairs storage cupboard and an open spindle balustrade staircase leading to the first floor. An opening connects the lounge seamlessly to the kitchen diner.

GROUND FLOOR
38.5 sq.m. (415 sq.ft.) approx.



1ST FLOOR
39.2 sq.m. (422 sq.ft.) approx.



TOTAL FLOOR AREA : 77.7 sq.m. (836 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Clay Cross, S45 9JE
01246 251194

Chesterfield branch
33 Holywell Street,
Chesterfield, S41 7SA
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Kitchen Diner

15'8" x 9'0" (4.80 x 2.76)

A well-presented magnolia-toned kitchen with butchers block-style worktops, a range of base and high-level units with corning and light pelmet, and a glazed display cupboard. The worktop features a tiled splashback, four-ring gas hob with extractor, integrated oven, stainless steel sink with quarter bowl and drainer, and space under the counter for a washing machine and fridge & freezer. The dining area is complemented by updated light fittings, central heating radiator, and double doors that open directly onto the rear garden. Vinyl flooring flows through the kitchen area and recessed downlighting adds a modern finish.

Primary Bedroom

9'1" x 11'1" (2.79 x 3.39)

Generous main bedroom overlooking the rear garden with a PVC window, central heating radiator, and fitted carpet. The room benefits from a private En-suite shower room.

En-Suite (Shower Room)

3'10" x 9'1" (1.19 x 2.79)

Part tiled with painted plaster walls, this en-suite includes a shower cubicle with sliding door and thermostatic mixer shower, pedestal wash basin, low flush WC, central heating radiator, opaque PVC window, and practical vinyl flooring.

Bedroom Two

9'1" x 9'8" (2.78 x 2.95)

A comfortable double bedroom positioned to the front of the home, complete with PVC window, central heating radiator, and fitted carpet.

Bedroom Three

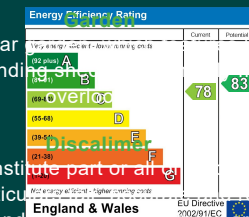
7'6" x 11'1" (2.29 x 3.38)

Currently used as a single room or ideal home office, this bedroom boasts a charming arched PVC window to the front, fitted carpet, and central heating radiator.

Landing

Bright landing area with open spindle balustrade, loft access, central heating radiator, and over-stairs storage cupboard.

Gated access leads to the rear garden with a paved patio stone ideal for outdoor seating and a freestanding shower. The garden is a well-maintained lawn that isn't



These particulars do not constitute part of an offer or contract. While we endeavour to make our particulars as accurate as possible, they are only a general guide to the property and, accordingly, if there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

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