



£180,000 Freehold

30 EDWARD STREET | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 7JP

**BuckleyBrown**  
ESTATE AGENTS

NEUTRAL FAMILY ABODE!... Welcome to this charming semi-detached home in Kirkby-in-Ashfield, perfectly combining comfort, practicality, and convenience. Set within a friendly and well-connected neighbourhood, the property is ideally located close to local amenities, reputable schools, and excellent transport links, making it an ideal choice for families and first-time buyers alike.

As you step inside, you are greeted by a spacious open-plan kitchen, living, and dining area—an inviting space designed for both everyday living and entertaining. The kitchen is thoughtfully laid out with ample storage and generous worktop space, perfect for home cooking. Just off the kitchen, a useful utility room provides additional practicality and includes a low-flush WC and hand wash basin.

Upstairs, the property offers three well-proportioned bedrooms, each providing a comfortable and private retreat. The family bathroom is conveniently positioned and fitted with all the essentials to meet your daily needs.

Externally, the home boasts a well-maintained rear garden, ideal for relaxing or enjoying outdoor activities. The garden also benefits from a shed, coal store, and a garage, offering excellent additional storage.

Early viewing is highly recommended to view the full potential of this wonderful property.





**Kitchen/Living/Dining Room 24'10" x 18'6"**

The kitchen area comes complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and decorative splashback tiles. From here you have access to a handy utility room and flowing access through to the sun room/conservatory. The living/dining area offers an open plan layout with ample furniture space and windows to the front elevation. Both ends benefit from brick feature fireplaces.

**Utility 5'0" x 7'11"**

Ample storage space fitted with a hand wash basin, low flush wc and a window to the rear elevation.

**Sun Room/Conservatory 15'10" x 8'7"**

Bright and airy room with surrounding windows and an external door fitted to the rear elevation.

**Landing**

Window to the rear elevation and leading access into;

**Bedroom one 11'6" x 10'5"**

Laminate flooring, central heating radiator and a window to the front elevation.

**Bedroom Two 11'5" x 7'7"**

Laminate flooring, central heating radiator and a window to the front elevation.

**Bedroom Three 10'6" x 9'1"**

Laminate flooring, central heating radiator,



built in wardrobes and a window to the front elevation.

**Bathroom 5'3" x 7'10"**

Three piece suite comprising of a hand wash basin, low flush wc and a bath with an overhead shower for added convenience.

**Garage 11'2" x 22'6"**

Single garage accessible from the front elevation.

**Shed 7'3" x 9'3"**

Offering ample storage space.

**Coal Store 3'7" x 13'0"**

Offering further ample storage.

**Outside**

Enclosed frontage with metal fencing and a gate giving access to the front door. The

rear garden provides you with an expansive well kept garden, patio area, shed, coal room, garage and fence surround.





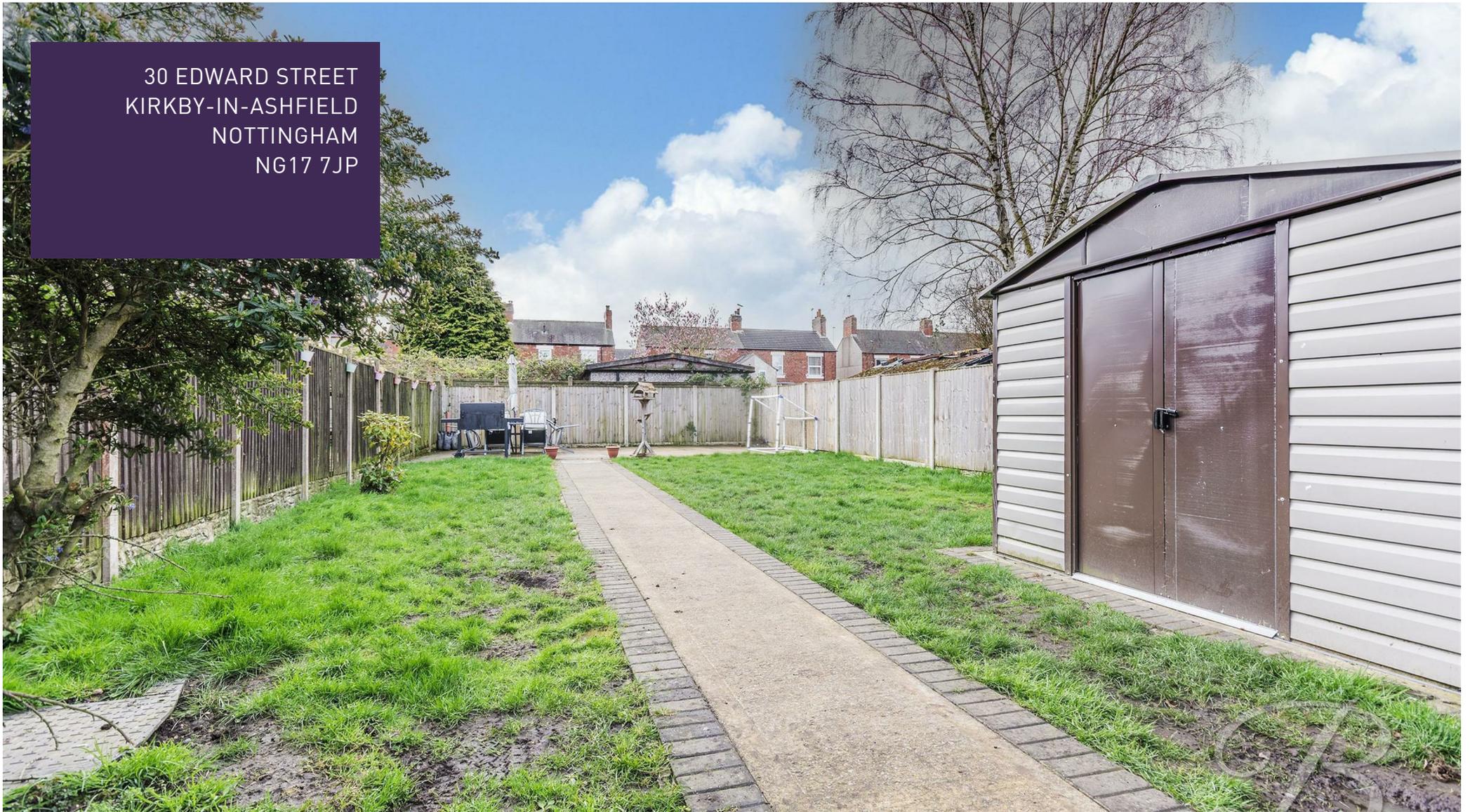
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		70	80
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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