



£195,000 Freehold

25 MINSTER CLOSE | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 8GL

BuckleyBrown
ESTATE AGENTS

MOVE ON IN!...

This beautifully renovated three-bedroom semi-detached home is perfectly positioned in the popular and well-connected area of Kirkby-in-Ashfield, offering easy access to a wide range of local amenities, including shops, schools, parks, and excellent transport links. Finished to a high standard throughout, this property is ideal for families, first-time buyers, or anyone seeking a modern, move-in ready home with a versatile layout.

Upon entry, you are welcomed by a bright and spacious entrance hall that sets the tone for the stylish interiors throughout. A conveniently located downstairs WC is positioned off the hall for added practicality. The modern kitchen is fitted with a range of contemporary units and ample worktop space, making it ideal for both everyday cooking and entertaining. The kitchen opens into a generous dining room, creating a sociable and functional space that's perfect for family meals and gatherings. Double doors lead from the dining room into the large living room, which enjoys ample natural light and offers a cosy yet spacious setting for relaxing and entertaining.

Upstairs, the property offers three well-proportioned bedrooms, each freshly decorated and ready to personalise. The stylish family bathroom is fitted with a modern three-piece suite and finished with contemporary tiling.

Externally, the front of the property features a paved driveway offering convenient off-street parking. The rear garden is south west facing which allows you to enjoy a fully enclosed area with a paved patio seating area, a neatly laid lawn, and secure surrounding fencing—ideal for outdoor entertaining, family playtime, or simply relaxing in the sunshine.

Not to mention this property also benefits from a newly fitted boiler - only a few months ago!!

Call today to arrange a viewing!!





Entrance Hall

Surrounding doors provide access into;

WC 2'11" x 5'3"

With a low flush WC and hand wash basin.
With a window to the front elevation.

Kitchen 9'1" x 10'1"

Complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven and an electric hob with hood over. This room offers an open plan design through to the dining room. With a window to the rear elevation.

Dining Room 8'10" x 11'10"

This room allows ample space for your dining furniture. With a window and door to the rear elevation. Double doors open into the living room.

Living Room 10'10" x 14'0"

With carpeted flooring and a window to the rear elevation.

Landing

Surrounding doors provide access into;

Bedroom One 10'10" x 12'8"

With carpeted flooring, central heating radiator and a window to the front elevation. With a built in storage cupboard.

Bedroom Two 10'2" x 10'6"

With carpeted flooring, central heating radiator and a window to the rear elevation. With a built in storage cupboard.

Bedroom Three 6'4" x 9'11"

With carpeted flooring, central heating radiator and a window to the front elevation. With a built in storage cupboard.



Bathroom 5'6" x 7'1"

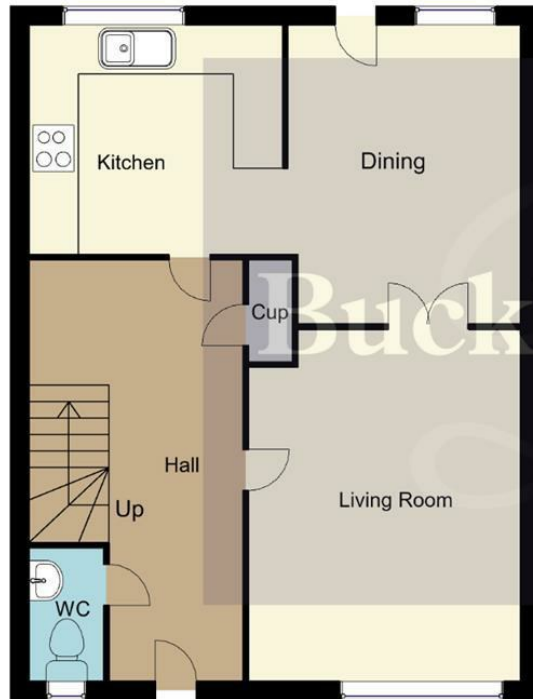
Complete with a three piece suite including a bath, low flush WC and hand wash basin.

Outside

The front offers a paved driveway, providing off-street parking. The rear garden hosts a patio seating area, laid lawn and surrounding fencing.



Ground Floor
54 Sq.m/ 579.57 Sq.ft
Approx



First Floor
48 Sq.m/ 518.17 Sq.ft
Approx



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 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.
CC Ltd ©2018

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) A			86
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

25 MINSTER CLOSE
KIRKBY-IN-ASHFIELD
NOTTINGHAM
NOTTINGHAMSHIRE
NG17 8GL



BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP
1 Market Place | Bolsover | Chesterfield | S44 6PN
www.buckleybrown.co.uk

t: 01623 633 633
t: 01623 633 633
t: 01246 605121



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.