



SWIFTS VIEW | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 9DX

BuckleyBrown
ESTATE AGENTS

GUIDE PRICE £360,000-£375,000

ROOM FOR ALL THE FAMILY!.. A simply stunning and stylish four bedroom home that boasts an array of gorgeous features that are sure to make you fall in love at first glance. Positioned within the highly popular and convenient location of Kirkby-In-Ashfield, you'll find a range of handy shops and amenities nearby, perfect for growing families! Spacious throughout, this property is a true credit to its current owners who have kept it to an immaculate standard throughout.

The ground floor welcomes you to a fabulous lounge area, complete with a feature fireplace that lends itself perfectly to cosy nights in! The play room is just next door and provides an equally as impressive space to keep the kids entertained, whilst also having lots of versatility to be used as a dining space or home office. The kitchen is complete with an excellent range of shaker style units to utilise, ideal for those looking to show off their cooking skills! There's also a handy utility leading off from here with space and plumbing for additional appliances. Let's not forget the wonderful sun room that is perfect for relaxing and utilising year round, with sliding doors leading out to the rear garden. Completing the floor is the handy WC.

The first floor hosts four double bedrooms, all of which have been kept to an excellent standard throughout. The master even benefits from its own stylish ensuite facility for that touch of luxury. Furthermore, there's a family bathroom just off the landing and complete with a lovely three piece suite where you can enjoy a relaxing bath.

The outside space complements the home perfectly and features a lovely rear garden with patio seating area, well-maintained lawn and beautiful surrounding mature shrubs. A superb setting for enjoying an evening drink and bite to eat in the summer sun! The front of the property also benefits from a private, block-paved driveway and garage.





Entrance Hallway

With central heating radiator, stairs leading up to the first floor and access into;

Lounge 12'9" x 15'10"

With feature fireplace, central heating radiator, window to the side elevation and bay window to the front elevation. With access into;

Play Room 8'4" x 14'9"

With central heating radiator and French doors leading out to the rear garden.

Kitchen 10'7" x 10'9"

Complete with a range of shaker style units and cabinets with complementary worktop over, inset sink and drainer with mixer tap, tiled splash backs, integrated double oven, hob with extractor fan above, integrated dishwasher, ample dining space, central heating radiator and window to the rear elevation. With access into;

Utility

With space and plumbing for additional appliances including washing machine and tumble dryer, access into the integral garage and access into;

Sun Room 9'6" x 13'3"

With beautiful views over the rear garden and sliding doors leading outside.

WC

Complete with a low flush WC and hand wash basin.

Landing

With fitted carpets, storage cupboard, central heating radiator and access into;

Master Bedroom 10'11" x 13'1"

With fitted carpets, central heating radiator, window to the front elevation and access into a private ensuite facility.

Ensuite 6'5" x 6'5"

Complete with a walk-in shower cubicle, low flush WC, hand wash basin, central heating radiator and opaque window to the side elevation.

Bedroom Two 10'7" x 11'9"

With fitted carpets, central heating radiator and window to the front elevation.

Bedroom Three 10'11" x 11'1"

With fitted carpets, central heating radiator and window to the rear elevation.

Bedroom Four 9'1" x 10'3"

With fitted carpets, central heating radiator and window to the rear elevation.

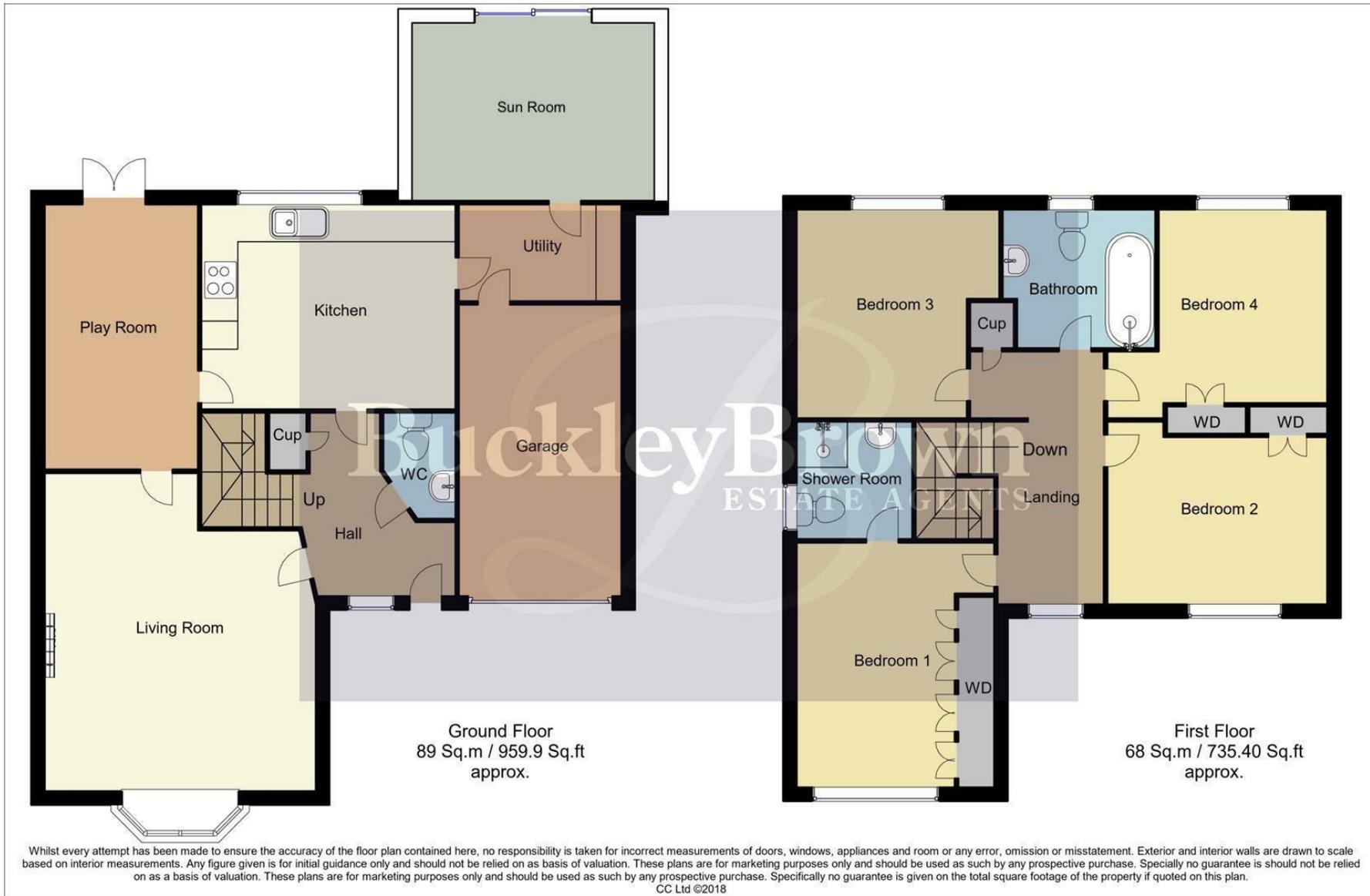
Family Bathroom 7'6" x 8'0"

Complete with a fitted bath with overhead shower, low flush WC, vanity hand wash basin and opaque window to the rear elevation.

Outside

Featuring a fantastic garden to the rear with patio seating area, well-maintained lawn and beautiful surrounding mature shrubs. To the front of the property is a block-paved driveway and garage (2.72m x 5.13m) allowing space for off-road parking, alongside a low-maintenance lawn and steps leading up to the front door.





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		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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