



£210,000 Freehold

4 BURROW WALK | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 8BU

BuckleyBrown
ESTATE AGENTS

MOVE IN READY...

Located in the popular town of Kirkby-in-Ashfield, this beautifully presented three-bedroom, semi-detached home offers the perfect blend of comfort, convenience, and modern living. Ideally positioned close to a range of local amenities, shops, transport links, and well-regarded schools, it is perfectly suited to families, first-time buyers, or anyone seeking a move-in-ready property in a desirable location.

Upon entering the property, you are greeted by a welcoming porch leading into a bright and airy entrance hallway, setting the tone for the rest of the home. The ground floor accommodation offers generous living space, including a modern kitchen/diner with ample room for family meals and social gatherings. To the rear, the spacious living room provides the perfect setting for relaxation, further enhanced by French doors opening into the conservatory—a tranquil retreat with lovely views of the garden. The ground floor also benefits from a convenient downstairs WC.

Upstairs, you will find three well-proportioned bedrooms, each offering versatility to suit a range of needs—from cosy bedrooms to an office or dressing room. A modern fully tiled family bathroom completes the first floor.

Externally, the property continues to impress with off-street parking for multiple vehicles and a private, low-maintenance rear garden featuring both lawn and patio areas—ideal for outdoor dining, children's play or simply enjoying peaceful moments in the sun.

With its thoughtful layout, desirable location and move-in-ready condition, this wonderful home is sure to appeal to a wide variety of buyers. Early viewing is highly recommended to fully appreciate all that it has to offer. Call the office now to arrange your viewing - 01623 633633!





Porch

A welcoming space ideal for storing coats and shoes, offering convenient access into the entrance hallway.

Entrance Hall

Allowing access to;

Kitchen/Diner 9'1" x 14'2"

Modern in style, this bright and spacious kitchen/diner features a range of wall and base units, an inset sink and drainer with mixer tap, and a front-facing window that fills the room with natural light. Additional highlights include an integrated cooker with gas hob and built-in extractor hood. The generous layout provides ample space for a dining table, while a side door offers direct access to the rear garden.

WC 2'9" x 5'4"

Conveniently located off the hallway, the downstairs WC comprises a pedestal wash hand basin, low-level WC, and a window to the front elevation.

Living Room 11'1" x 16'0"

Situated at the rear of the property, the beautifully presented living room serves as the heart of the home. This spacious room benefits from abundant natural light via French doors leading to the conservatory. Finished with laminate flooring and a central heating radiator, it offers a warm and inviting atmosphere.

Conservatory

Accessed from the living room, the well-presented and generously sized conservatory provides a peaceful retreat. Surrounded by windows, it enjoys lovely views of the rear garden, which can also be accessed through French doors.

Landing

Allowing access to;

Bedroom One 9'1" x 16'0"

A spacious and cosy master bedroom featuring carpeted flooring, a stylish panelled feature wall,



a window to the front elevation, and a useful storage cupboard.

Bedroom Two 8'9" x 8'11"

Another well-proportioned bedroom, complete with carpeted flooring, a radiator, and a window overlooking the rear elevation.

Bedroom Three 6'11" x 9'10"

Currently used as a dressing room, this versatile space would also make an ideal third bedroom, home office, or playroom. It features carpeted flooring, a radiator, and a rear-facing window.

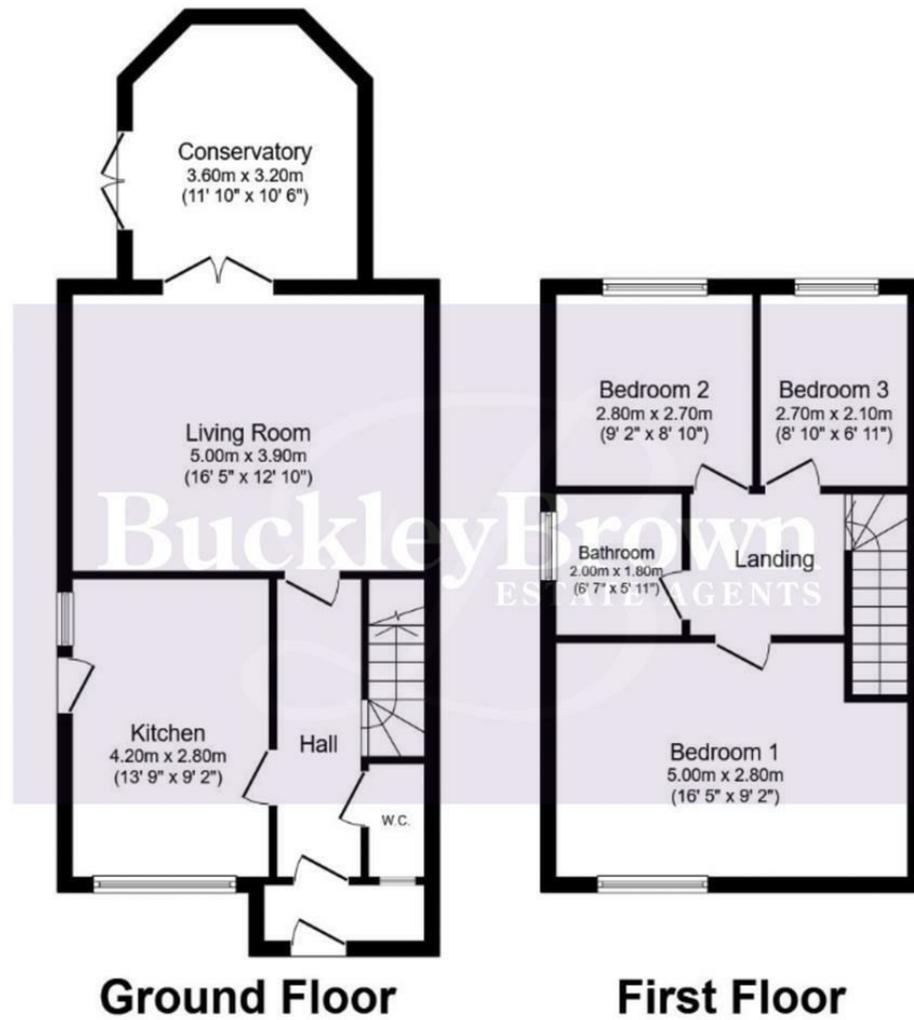
Bathroom 5'11" x 6'5"

A modern, fully tiled family bathroom conveniently located to serve all three bedrooms. It comprises a fitted bath with waterfall shower over, shower screen, vanity sink unit, low-level WC, heated towel rail, and a window to the side elevation.

Outside

To the front of the property, there is convenient off-street parking for up to three vehicles, along with side-gate access to the rear garden. The low-maintenance rear garden is private and fully fenced, offering an ideal space for children to play or for quiet relaxation. It features a lawn area and two patio seating spaces—perfect for outdoor dining and entertaining.





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			81
(81-91) B			
(69-80) C			
(55-68) D		63	
(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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