



Offers In The Region Of £160,000 Freehold

3 CROCUS STREET | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 7DW

**BuckleyBrown**  
ESTATE AGENTS

\*GUIDE PRICE £160,000-£170,000\*

YOUR IDEAL FAMILY HOME AWAITS! located on Crocus Street, Kirkby-In-Ashfield, Nottingham, this delightful semi-detached house combines comfort and convenience with a welcoming and well-maintained exterior. Ideal for families or individuals, it offers a friendly and inviting home in a vibrant neighbourhood.

Upon entering the ground floor, you are greeted by a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. Adjacent to the lounge, the dining room offers ample space for family meals and gatherings, creating a wonderful hub for socialising. The well-appointed kitchen is designed for practicality, featuring modern appliances and plenty of storage, making meal preparation a pleasure.

The first floor of the property boasts two generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The layout is thoughtfully designed to maximise space and light, ensuring both rooms feel airy and inviting. A well-equipped bathroom is conveniently located on this level, providing comfort and convenience for the household.

A further spacious bedroom occupies the second floor, offering privacy and a versatile space that could serve as a guest room, home office, or additional sleeping area.

Outside, the property features a lovely garden area, perfect for enjoying the fresh air or hosting outdoor gatherings. The garden offers potential for landscaping or simply relaxing in a quiet setting. Additionally, off-street parking is available at the front, adding to the practicality of this charming home.





#### Lounge 12'0" x 14'7"

A spacious lounge area featuring durable laminate flooring and a striking feature fireplace, complemented by a central heating radiator for year-round comfort. A bay window to the front elevation fills the room with natural light, while an open-plan layout with an archway provides seamless access to the dining room, creating a bright and inviting living space.

#### Dining Room 12'0" x 12'0"

A spacious dining area offering ample room for your desired dining furniture. The room is brightened by a window to the side elevation and features a central heating radiator for year-round comfort, making it perfect for family meals and entertaining.

#### Kitchen 7'1" x 12'5"

A modern kitchen featuring matching cabinets and generous worktop space, perfect for both cooking and entertaining. It includes integrated appliances such as a built-in oven and gas hob, along with an inset sink for added convenience. A patio door to the rear garden, complemented by an additional window, floods the space with natural light, creating a bright and welcoming environment.

#### Landing

Landing leading to the first floor.

#### Bedroom One 12'0" x 11'6"

A spacious master bedroom featuring soft carpeted flooring and a central heating radiator for year-round comfort. Large windows to the front elevation allow plenty



of natural light to fill the room, creating a bright and airy atmosphere.

#### Bedroom Two 12'0" x 12'4"

A spacious bedroom featuring soft carpeted flooring and a central heating radiator for year-round comfort. Window to the side elevation allowing plenty of natural light to fill the room, creating a bright and airy atmosphere.

#### Bathroom 7'2" x 9'6"

Spacious bathroom with bath and shower over, hand wash basin and low flush WC.

#### Store 7'2" x 7'4"

Spacious storage area.

#### Bedroom Three 11'10" x 18'6"

A spacious second-floor bedroom

featuring a central heating radiator and a built-in wardrobe for convenient storage. A window to the side elevation fills the room with natural light, creating a bright and inviting space.

#### Outside

On street parking to the front elevation. To the rear, a well-maintained garden features a patio area, offering a pleasant space for outdoor relaxation and entertaining.





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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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