



Offers Over £275,000 Freehold

1 DABEK RISE | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 9EB

BuckleyBrown
ESTATE AGENTS

AN ADDRESS TO IMPRESS!... Located in Kirkby-In-Ashfield, Nottingham, this delightful dormer detached bungalow offers a perfect blend of comfort and convenience for the whole family to enjoy. The location is ideal for those seeking a peaceful residential setting while still being within easy reach of local amenities, schools, and transport links, making it a wonderful place to call home. Let's take a look inside...

Upon entering the property, you will find a spacious ground floor that boasts three inviting reception rooms. These versatile spaces can be tailored to suit your lifestyle, whether you desire a cosy lounge, a formal dining area, or a study. The kitchen comes fully equipped with all essential appliances to cook a delicious meal. The ground floor also features a ground floor bedroom and bathroom, ensuring that family and guests alike have ample facilities at their disposal. The layout is designed to provide both functionality and comfort, making it perfect for modern living.

Venturing upstairs, you will discover two generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The master bedroom also benefits from its own three piece en suite. The dormer design allows for plenty of natural light, creating a warm and welcoming atmosphere.

Outside, the property is complemented by a well-maintained garden that offers a tranquil space for outdoor enjoyment. Whether you wish to entertain guests, cultivate a garden, or simply unwind in the fresh air, this outdoor area provides the perfect setting. The bungalow's exterior is both charming and practical, with a gated entrance to a private driveway and double garage.

Call now to book your viewing!





Entrance Hallway

Accessed from the side with fitted storage cupboard, window to the front and further access into;

Lounge 16'2" x 11'0"

Carpeted living area with a feature wall, central heating radiator and a bay window to the front elevation.

Lounge 11'8" x 11'0"

Laminate flooring, central heating radiator, fitted cupboard and open access into the kitchen and reception area.

Kitchen 7'10" x 8'0"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and decorative splashback tiles. Dual aspect windows to

the side and rear along with an external door to the side.

Reception Room 14'8" x 7'8"

Bright and airy space with a velux window, window to the side and french doors opening to the rear garden.

Bedroom Three 11'3" x 10'0"

Carpeted flooring, central heating radiator and a bay window to the front. Versatile space designed to suit your needs.

Bathroom 5'6" x 8'2"

Convenient ground floor bathroom comprising of a hand wash basin, low flush WC, bath with an overhead shower. Window fitted to the rear elevation.

Landing

With a velux window and access into;



Bedroom One 12'11" x 10'11"

Carpeted flooring, central heating radiator, en suite, velux window and a window to the rear.

En Suite 8'0" x 7'8"

Three piece suite including a hand wash basin, low flush WC and a shower. Window to the side.

Bedroom Two 11'8" x 10'11"

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

Double Garage 8'4" x 15'1"/9'5" x 15'1"

Joined with a sliding door in between giving access to each one.

Outside

Gated entrance leading to a well kept gravel area, private driveway and a double garage. The rear garden hosts a lawn area, patio seating, pergola 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 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) A		82
(81-91) B		
(69-80) C		
(55-68) D	71	
(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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