



£170,000 Freehold

8 CREE'S YARD | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 8LF

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IDEAL FIRST HOME...Welcome to this charming two-bedroom home, ideally located within a well-established area of Kirkby-in-Ashfield, offering easy access to local amenities, schools, and transport links. Retaining a traditional feel throughout, this property provides comfortable and well-proportioned accommodation, perfect for first-time buyers, downsizers, or investors.

The home opens into a welcoming living room, where a feature fireplace creates a cosy focal point, complemented by built-in storage and a pleasant outlook to the front. Flowing through to the dining room, there is ample space for family meals or entertaining, with views over the rear of the property. The kitchen is practical and functional, offering work surfaces, storage cupboards, and views to the side.

Upstairs, the property offers two good-sized bedrooms, both enjoying natural light and a comfortable layout. The main bedroom benefits from useful storage, while the second bedroom overlooks the front of the home. The bathroom is fitted with a three-piece suite, including a vanity unit and an overhead shower within the bath, finished with tiled walls.

Outside, the property enjoys a combination of lawn and patio area, providing a pleasant space for relaxing or outdoor dining. Off-road parking adds further convenience.

A well-balanced home with character and potential, set in a convenient location—early viewing is advised. Early viewing recommend, call up today on 01623 633633.





#### Living Room 14'0" x 11'11"

Carpeted flooring, featured fireplace, additional storage cupboard, central heating radiator and a window to the front of the property.

#### Dining Room 11'0" x 12'0"

Carpeted flooring, central heating radiator and a window overlooking the rear of the property.

#### Kitchen 8'4" x 8'6"

Laminate flooring, partially tiled walls, storage cupboards with work surfaces above and a window to the side of the property.

#### Hall

Access to;

#### Bathroom 8'4" x 5'6"

Three-piece suite with laminate flooring, tiled walls, a vanity with a low flush toilet and hand wash basin, bath with an overhead shower and a window to the side of the property.

#### Landing

Access to;

#### Bedroom One 14'5" x 12'2"

Carpeted flooring, additional storage cupboard, central heating radiator and a window to the rear.

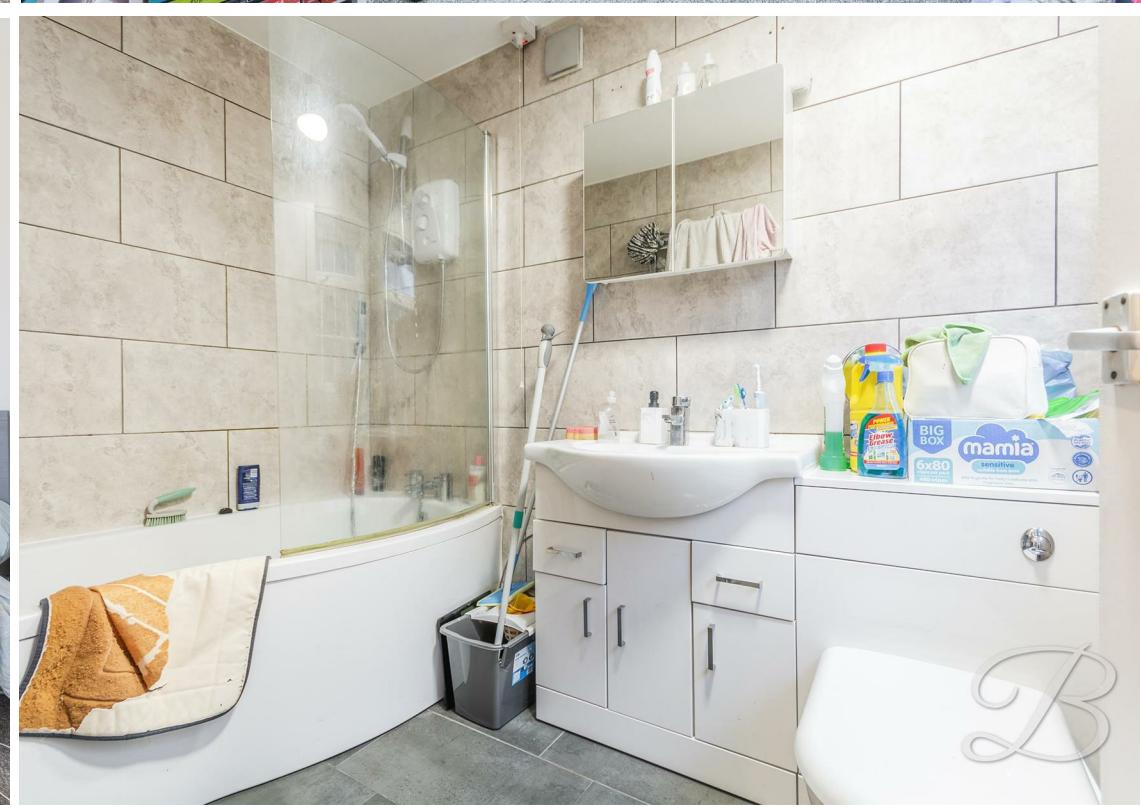
#### Bedroom Two 14'1" x 11'10"

Carpeted flooring, central heating radiator and a window with views of the front of the property.

#### Outside



#### Offers a lawn and patio area and off-road parking.





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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. Specifically 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		86
(81-80) B		
(69-70) C		
(55-68) D		65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.

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