



DavidJames
the estate agent

Forest Road, Kirkby-In-Ashfield, Nottingham, NG17 9HA

Asking Price £300,000

About This Property

Discover the epitome of single-storey living in this beautifully-presented two double bedroom detached bungalow, meticulously designed for those seeking both convenience and comfort! Situated within easy reach of Junction 27 of the M1, the home greets you with a warm and welcoming entrance hall with a beautifully presented LVT timber effect floor, which in turn leads you into a lounge/dining room adorned with a feature bow window and patio doors having views and access to the patio and landscaped garden. At the heart of the home lies a stunning modern kitchen, seamlessly blending functionality and style with granite worktops, a filtered water tap and a suite of integrated appliances that includes Neff's renowned Slide and Hide Oven, microwave and induction hob complemented by a CDA washing machine, dishwasher, and fridge/freezer. The accommodation further comprises of two spacious double bedrooms, with the main room boasting fitted wardrobes and furniture. Elegance continues in the modern shower room, equipped with a 3-piece suite and towel radiator. The exterior is a haven for nature lovers, boasting an immaculately maintained southerly-facing garden, complete with feature patio areas, a greenhouse, and a shed – ideal for the avid gardener. To the rear, a conservation area awaits exploration, accessible through a secure lock-up gate. Finally, a driveway provides parking for multiple vehicles and access to the garage which comes complete with power and lighting.

- Beautifully-presented detached bungalow with convenient proximity to Junction 27 of the M1
- Welcoming entrance hall with timber effect LVT flooring
- Spacious lounge/dining room with bow window and patio doors having views and access to the rear garden
- Modern kitchen featuring granite worktops and integrated Neff and CDA appliances
- Two double bedrooms (main bedroom with fitted wardrobes and furniture)
- Stylish modern shower room with 3-piece suite and towel radiator
- Immaculate southerly-facing garden with patio, greenhouse, and shed
- Direct access via a gate to the conservation area situated to the rear of the bungalow
- Driveway with wrought iron gates offering ample off-street parking
- Garage fitted with power and lighting





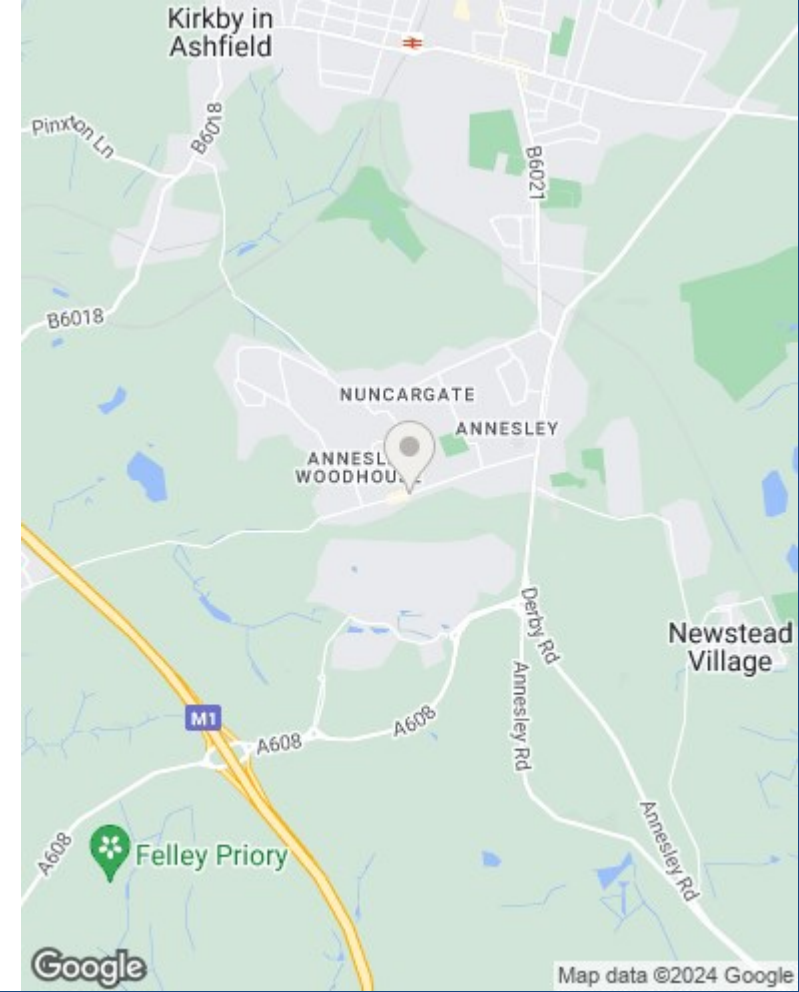


Approximate total area⁽¹⁾
84.29 m²
907.27 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Council Tax Band: C
Ashfield District Council
Freehold

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