



**Acorn View, Kirkby-In-Ashfield**  
Nottingham, NG17 7RE

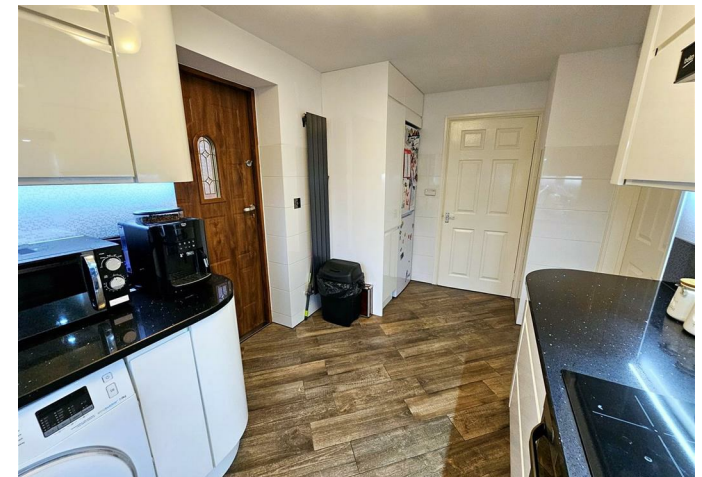
**Acorn View, Kirkby-In-Ashfield  
Nottingham, NG17 7RE  
£225,000 Freehold**

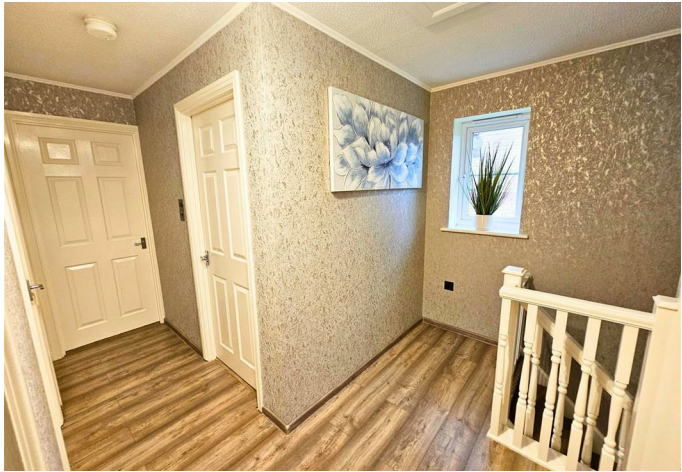
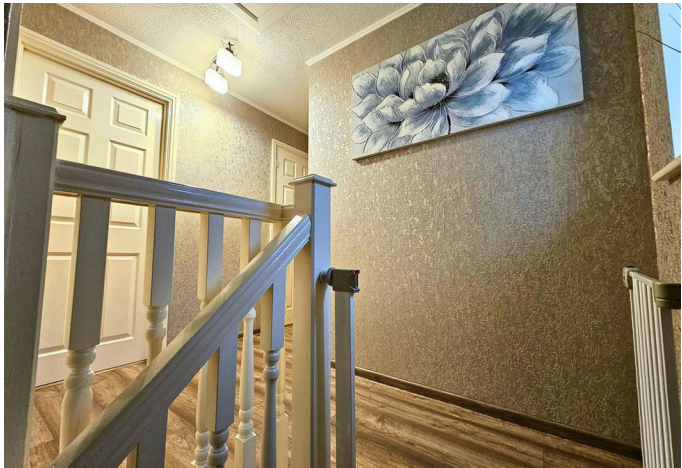
**\*\*A BEAUTIFULLY MODERN DETACHED WITH THOUSANDS UPON THOUSANDS SPENT on a newly upgraded high gloss kitchen boasting Quartz countertops, a fully tiled contemporary bathroom, a newly installed En-suite shower room, and a beautiful dressing room with fitted wardrobes (bedroom four) making this the property for you\*\***

New for January 2024 is this FOUR BEDROOMED home which briefly comprises the following: Entrance hallway with stairs rising (new front and side doors installed), downstairs cloakroom/WC, lounge to the front elevation leading into the dining room. The kitchen has been remodeled with quality hi-gloss matching wall/base units, LED feature lighting, an integrated oven, hob, extractor fan, and extra units.

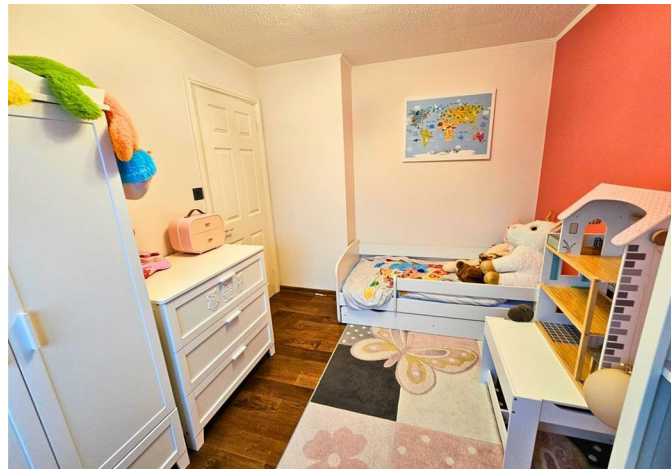
First floor: L-shaped galleried landing, four bedrooms, En-suite shower room, and a family bathroom.


Externally: Low maintenance frontage with tandem driveway, detached garage with up and over door, rear enclosed garden, laid to lawn, new composite fencing, patio terrace, sheltered gazebo, and the owners have kindly agreed to leave the outdoor play equipment inc swing.





- Four bedrooms, detached property on a modern development
- Cloakroom/WC, family bathroom plus En-suite shower room
- Separate dining room
- Tandem driveway and garage
- Modern and energy efficient
- Fully modernised fitted kitchen
- NO CHAIN



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

**COUNCIL TAX INFORMATION:**

Local Authority: Ashfield District Council  
Council Tax Band: C

**AGENTS NOTE – DRAFT PARTICULARS:**

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