



Webb Ellis Road, Kirkby-In-Ashfield, NG17 8SU

£235,000

Attractive, modern three bedroom detached family home which provides well proportioned rooms across two floors, has driveway parking for two to three vehicles and good sized rear gardens providing high degrees of privacy. The ground floor has a dual aspect living room, cloakroom wc and well appointed kitchen dining room. The first floor has three bedrooms with the main bedroom providing en suite facilities. A three piece matching white suite in the main bathroom completes the interior accommodation.

The property is in a great location for families within walking distance of local schools, shops and local amenities and situated close to all main access roads including the M1 and A38. The property is within walking distance to two train stations both Sutton parkway and Kirkby train stations.



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ENTRANCE HALL

Stairs to first floor, storage cupboard, lvt flooring

CLOAKROOM WC

Low level wc, wash hand basin, tiled splashbacks

LIVING ROOM 17'0" x 11'5" (5.2 x 3.5)

Dual aspect double glazed windows, carpet flooring

KITCHEN DINING ROOM 17'0" x 9'2" (5.2 x 2.8)

Double glazed window and doors to rear gardens, fitted with a matching range of floor and wall units with work surfaces, integrated and free standing appliances, lvt flooring

FIRST FLOOR LANDING

Loft access, carpet flooring

MAIN BEDROOM 10'2" x 10'5" (3.1 x 3.2)

Double glazed window, carpet flooring fitted wardrobes

EN SUITE

En suite shower enclosure, low level wc, wash hand basin, tiled surrounds

BEDROOM 8'10" x 8'2" (2.7 x 2.5)

Double glazed window, carpet flooring

BEDROOM 9'2" x 7'10" (2.8 x 2.4)

Double glazed window, carpet flooring

BATHROOM

Matching white bathroom suite with tiled surrounds

GARDENS

Good sized rear gardens with lawned and decked area, fully enclosed by panel fencing. Parking adjacent to the property for two to three vehicles





