



## Adams Park Way, Nottingham, NG17 8SS

**£240,000**

Superb modern three bedroom detached family home providing much improved and a tastefully decorated interior throughout. Features of note are recently re-fitted kitchen, underfloor heating throughout the downstairs, bathroom and cloakroom, a modern living dining room with impressive media wall. Outside the gardens provide good degrees of privacy and there is parking adjacent to the property for two to three vehicles.

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.



# 1 Adams Park Way, Kirkby-In-Ashfield, Nottingham, NG17 8SS

## ENTRANCE HALL

Stairs to first floor, tiled flooring, storage cupboard



## LIVING DINING ROOM 23'11" x 10'5" (7.3 x 3.2 )

Double glazed window to front, doors to rear gardens, media wall, tiled flooring



## KITCHEN 9'10" x 8'10" (3.0 x 2.7)

Double glazed window to rear, re-fitted with a modern range of floor and wall units, integrated appliances, door to side



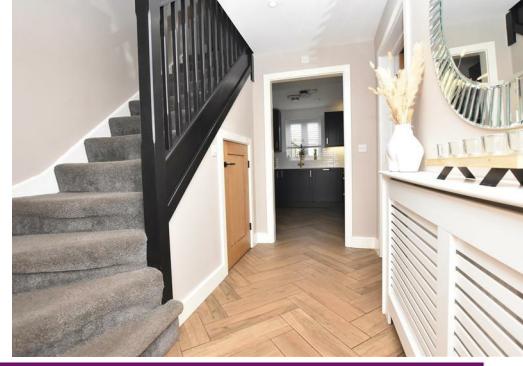
## CLOAKROOM WC

Low level wc, wash hand basin, tiled surrounds, tiled flooring



## FIRST FLOOR LANDING

Loft access, carpet flooring



## BEDROOM 12'5" x 11'1" (3.8 x 3.4)

Double glazed window, carpet flooring

## BEDROOM 11'1" x 11'1" (3.4 x 3.4)

Double glazed window, carpet flooring

## BEDROOM 8'10" x 7'6" (2.7 x 2.3)

Double glazed window, carpet flooring

## BATHROOM

Re fitted with a matching white suite and tiled surrounds

## OUTSIDE

Landscaped rear gardens, parking to side



