

# Robert Ellis

*look no further...*



**Greenwood Drive**  
**Kirkby-In-Ashfield, Nottingham NG17**  
**8CC**

**Offers In The Region Of**  
**115,000 - 120,000**

A THREE BEDROOM SEMI DETACHED  
HOME FOR SALE IN KIRKBY IN ASHFIELD!

**0115 648 5485**



/robertellisestateagent



@robertellisea





Robert Ellis Estate Agents are delighted to bring to the market this three-bedroom semi-detached home, positioned in a popular residential area of Kirkby-in-Ashfield. With no upward chain and bags of potential, this is a fantastic opportunity for first-time buyers, families, or investors looking to modernise and create a home tailored to their tastes.

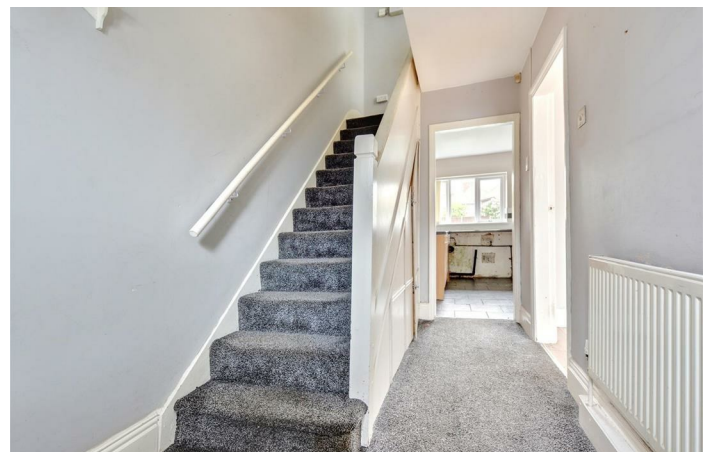
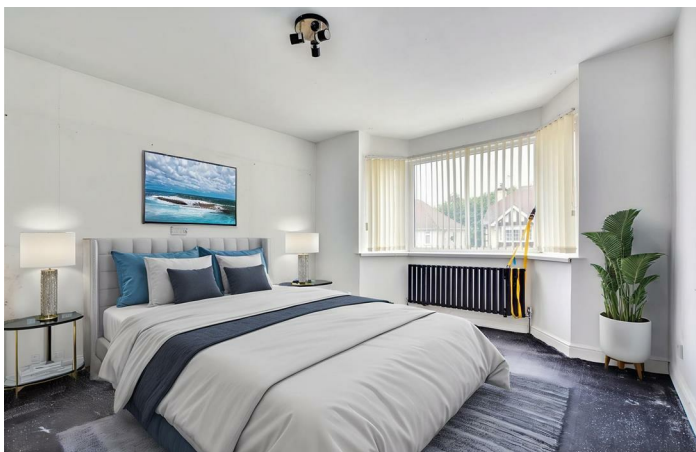
The property is ideally located within easy reach of local amenities, schools, parks, and excellent transport links including nearby road and bus routes – making commuting and daily living convenient.

Upon entering the home, you are welcomed into a spacious entrance hallway which leads into a bright and airy lounge, perfect for relaxing or entertaining. To the rear is a generously sized kitchen/diner offering plenty of scope for modernisation. From here, an inner hallway gives access to a useful ground floor WC, a door to the carport, and direct access to the rear garden.

Upstairs, the first floor offers three well-proportioned bedrooms, along with a family bathroom. The layout provides great flexibility for growing families or for those working from home.

Externally, the property benefits from a spacious driveway providing ample off-street parking and access to a covered carport. To the rear, a good-sized private garden offers a blank canvas for landscaping or creating an ideal outdoor entertaining space.

Offered to the market with no onward chain, this is a must-view property with huge potential in a well-connected and established area. Early viewing is strongly recommended.



### Entrance Hallway

Composite entrance door to the front elevation leading into the entrance hallway, wall mounted radiator, carpeted flooring, carpeted staircase leading to the first floor landing, understairs storage cupboard, door leading to lounge, door leading to kitchen diner.

### Lounge

13'6" x 12'11" approx (4.14 x 3.94 approx )

Laminate floor covering, fireplace with wood hearth and surround, double glazed bay fronted window to the front elevation, wall mounted radiator.

### Kitchen

9'11" x 16'1" approx (3.03 x 4.92 approx)

Tiled flooring, two double glazed windows to the rear elevation, door leading to the inner hallway, a range of wall and base units with worksurfaces over incorporating a double sink and drainer unit with mixer tap, electric fan oven with our ring induction hob over and cooker hood above, wall mounted boiler, tiled splashbacks, space and point for a washing machine, space and plumbing for a dishwasher, space and point for a freestanding fridge freezer, wall mounted radiator.

### Inner Hallway

Tiled flooring, door to WC, double glazed UPVC door to the side elevation giving access to the rear garden.

### Downstairs WC

Wall mounted radiator, WC, double glazed window to the side elevation.

### First Floor Landing

Carpeted flooring, access to the loft, doors to rooms.

### Bedroom One

13'6" x 12'0" approx (4.14 x 3.68 approx)

Carpeted flooring, double glazed bay fronted window to the front elevation, wall mounted radiator.

### Bedroom Two

9'11" x 11'7" approx (3.04 x 3.54 approx)

Carpeted flooring, double glazed window to the rear elevation, wall mounted radiator.

### Bedroom Three

7'0" x 7'2" approx (2.14 x 2.19 approx)

Carpeted flooring, double glazed window to the front elevation, wall mounted radiator.

### Bathroom

Linoleum flooring, double glazed window to the rear elevation, tiled splashbacks, shower cubicle with mains fed shower over, WC, handwash basin with separate hot and cold taps, bath with separate hot and cold taps.

### OUTSIDE

#### Car Port

8'10" x 18'9" approx (2.71 x 5.72 approx)

Electric up and over door.

#### Rear of Property

To the rear of the property there is an enclosed rear garden with patio area, lawned area, fencing to the boundaries, shed, additional decked area, outdoor water faucet.

#### Front of Property

To the front of the property there is a driveway providing off the road parking for up to two cars, access to the secure car port, gate, fencing to the boundaries.

#### Agents Notes: Additional Information

Council Tax Band: A

Local Authority: Ashfield

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 6mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

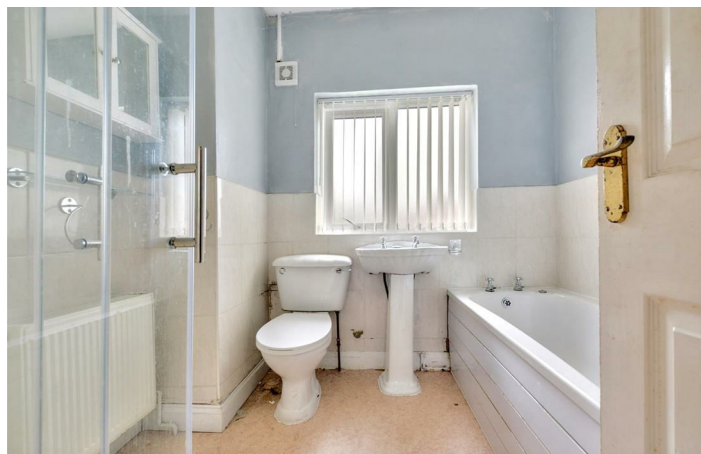
Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.