



**72 Kirkby Road, Sutton-in-Ashfield,
Nottinghamshire NG17 1GH**

£130,000

Tel: 0115 9680268



- Spacious Internal Accommodation
- Two Double Bedrooms
- 28ft Living / Dining Room
- Beautifully Presented Throughout
- Modern Kitchen & Bathroom
- No Upward Chain

A perfect step onto the property market, this beautiful deceptively spacious two double bedroom traditional terraced house has plenty of space and the style to match. The current owner has loved and enjoyed this property for many years and has created a modern easy on the eye home which is now offered to the open market for the first time in many years and comes with the added benefit of no upward chain.

The internal accommodation comprises a fabulous large open plan lounge diner offering excellent versatility to be used as any buyer would see fit and would be perfect for those who like to entertain. There is also a modern yet neutral kitchen fitted with a range of tasteful shaker style units and integrated appliances. To the first-floor landing there is the first of two double bedrooms, contemporary sleek & stylish bathroom and a separate toilet again with a contemporary finish. To the second floor there is a further double bedroom.

Externally, this property continues to surprise as the rear garden, truly is an incredible size for the property of this nature and offers an initial raised patio sitting area which proves to be a real sun trap in the summer months and a further section of lawned garden which is sheltered perfectly with a well maintained range of mature plants and shrubs.

LIVING / DINING AREA

w: 8.64m x l: 3.15m (w: 28' 4" x l: 10' 4")

A magnificent 28ft living and dining room seamlessly adjoined together creating an excellent spacious entertaining space with a feature fireplace, ceiling lighting, two radiators, double glazed windows to the front and rear, stairs rising to the first floor landing and a door opening into the kitchen.

KITCHEN

w: 5.44m x l: 1.6m (w: 17' 10" x l: 5' 3")

A well utilised neutral yet modern kitchen fitted with an extensive range of wall cupboards, base units and drawers with working surfaces over inset ceramic sink with drainer and chrome pull down mixer tap. Integrated oven, four ring gas hob with wall mounted extractor hood over, integrated fridge/freezer and plumbing for a washing machine. There is also ceiling spotlights, radiator, double glazed window to the side elevation and a double glazed door opening onto the rear garden.

FIRST FLOOR LANDING

With ceiling light point and stairs rising the second floor double bedroom.

BEDROOM ONE

w: 4.47m x l: 3.18m (w: 14' 8" x l: 10' 5")

A spacious double bedroom with a radiator, ceiling light point and a double glazed window to the front elevation.

BATHROOM

w: 2.95m x l: 2.01m (w: 9' 8" x l: 6' 7")

A sleek & stylish contemporary bathroom with two piece suite comprising a panelled bath with matte black fittings including a mixer tap and wall mounted electric shower with black handset alongside matching modern black framed shower screen, black heated towel radiator, ceiling light point and an obscure double glazed window to the rear elevation.

SEPARATE WC

w: 2.06m x l: 0.81m (w: 6' 9" x l: 2' 8")

A separate WC running directly alongside the bathroom with modern acoustic feature wall panel, low flush WC, radiator and an obscure double glazed window to the rear elevation.

SECOND FLOOR:

With direct access into:

BEDROOM TWO

w: 3.99m x l: 2.82m (w: 13' 1" x l: 9' 3")

A second spacious double bedroom with a radiator, ceiling light point and a double glazed window to the front elevation.

OUTSIDE

Externally, this property continues to surprise as the rear garden, truly is an incredible size for the property of this nature and offers an initial raised patio sitting area which proves to be a real sun trap in the summer months and a further section of lawned garden which is sheltered perfectly with a well-maintained range of mature plants and shrubs.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

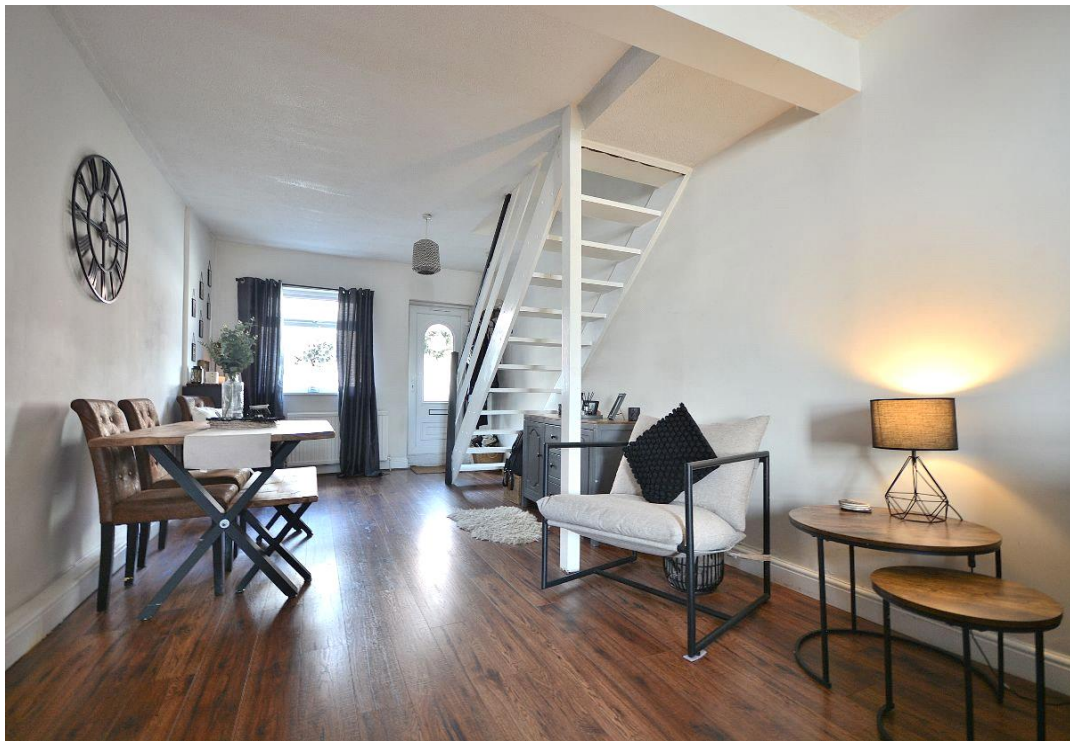
The property is being sold as a freehold. With vacant possession on completion. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

MORTGAGE ADVICE

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

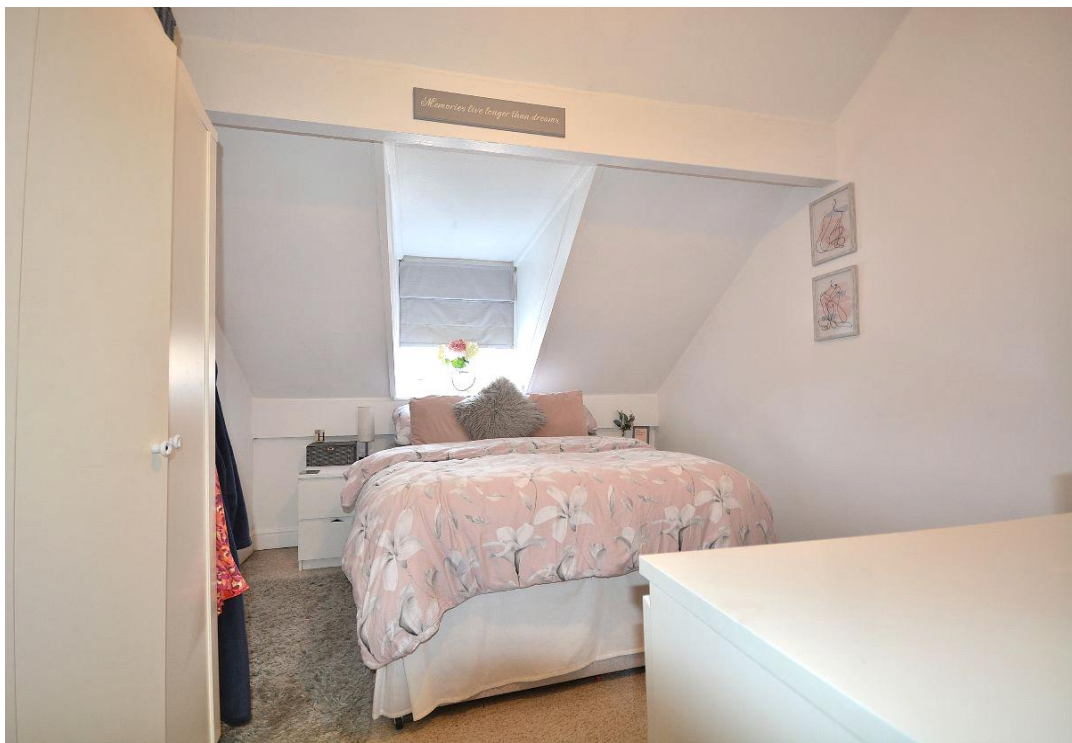
FIXTURES & FITTINGS

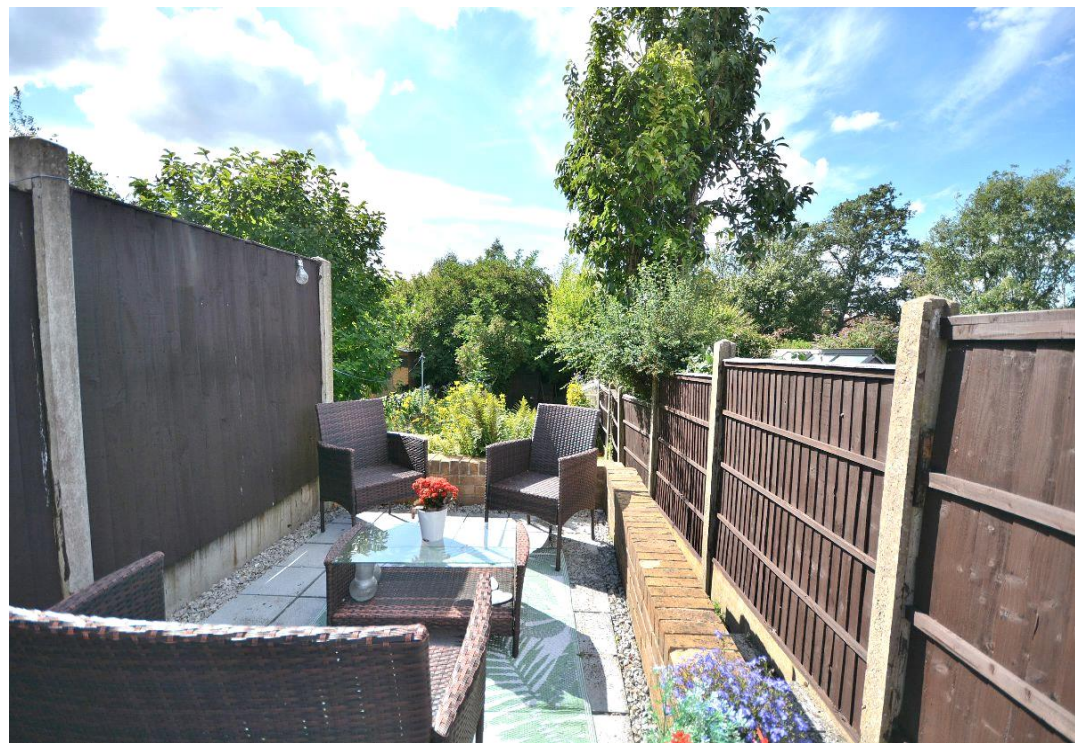
No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.













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