



Herbert Road, Kirkby-In-Ashfield
£280,000

 **Comfort**
Estates



Nestled in a beautiful countryside backdrop. Prepare to be impressed by this stunning 3-bedroom detached family home boasting a driveway fit for parking at least 3 cars. Step inside and be captivated by the three-storey layout, complete with a quirky spiral staircase heading downwards, a new log burner, and a stylish, brand new glass panelled bannister. The home also offers three good-sized bedrooms, a bathroom and a single garage.

The airy open-plan lounge diner with bi-folding doors leading to the conservatory boasts panoramic views of the picturesque surroundings, perfect for enjoying peaceful moments, whatever the weather. The lower floor features a fantastic bar area with utility and W.C. The bar grants access to a one-of-a-kind garden terrace, ideal for al-fresco dining. Outside, a private south-facing garden over three tiers awaits, providing an ideal setting for family barbeques and outdoor gatherings. This must be witnessed in person to be appreciated

This gem is conveniently located near Kirkby Town Centre and offers easy access to the M1 near J27.





- Three Bedroom Detached Family Home
- Huge Driveway With Parking For A Minimum Of 3 Cars
- Beautiful Uninterrupted Views Of Countryside
- Open-Plan Lounge Diner With Bi-folding Doors To Conservatory
- Fitted Bar Area On Lower Floor With Access To Large Garden Terrace
- Three Storey Home With Quirky Spiral Staircase
- New Log Burner And Recently Fitted Staircase With Glass Paneled Bannister
- Close To Kirkby Town Centre And Easy Access To M1 Near J27
- Private South Facing Garden Set Over Three Tiers Ideal For Family Barbeques
- Both Primary And Secondary Schools Nearby

Entrance Hall

Inviting entrance hall with reconfigured staircase, recently fitted with built-in under-stairs storage.

Kitchen

Lined with a range of wall and base units with integral appliances.

Lounge/Diner

An open plan lounge diner flooded with natural light from the window to front and conservatory to rear aspect. Characterful wooden beam, wooden flooring throughout, and a recently fitted log burner.

Conservatory

Larger than average conservatory with superb views across the garden and rural setting. Access to bar via spiral staircase.

Bar

Fitted bar with windows and doors across the rear aspect, allowing direct access to the top tier. Access to utility and W.C.

Utility And W.C

Great attribute offering a utility space with W.C to the rear of the room,



Master Bedroom

Master bedroom with a Juliette style balcony offering more views of the countryside.

Bedroom 2

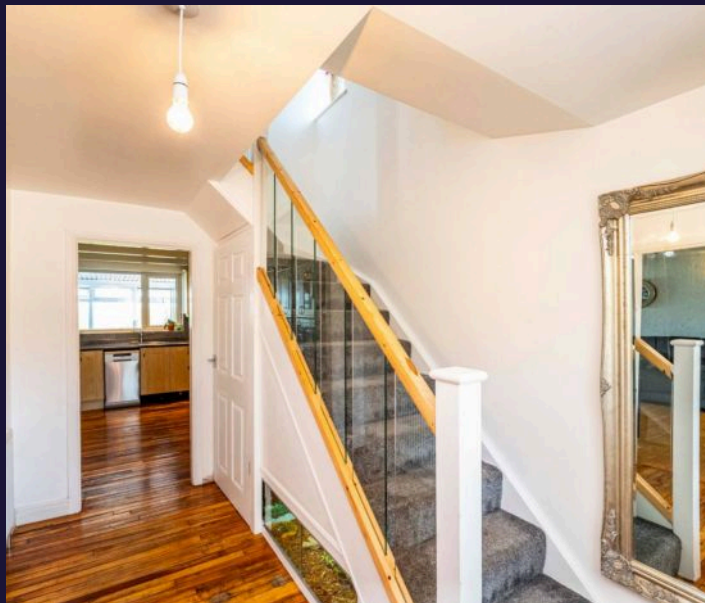
A bright and spacious second bedroom to the front with plenty of natural light, fitted wardrobes, and carpeted flooring.

Bedroom 3

Third generous bedroom ideal for nursery or office space.

Family Bathroom

Well-appointed family bathroom with tiled flooring, four-piece suite comprising panel bath, wash hand basin, W.C, and a walk-in shower cubicle










GROSS INTERNAL AREA
FLOOR 1 25.1 m² FLOOR 2 66.0 m² FLOOR 3 47.9 m²
EXCLUDED AREAS : BALCONY 54.6 m²
TOTAL : 139.1 m²

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	





Comfort Estates

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