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**11 BENNET DRIVE  
KIRKBY-IN-ASHFIELD  
NOTTINGHAMSHIRE  
NG17 8AW**



**Offers over £160,000**

**VIEWING**

By appointment through the selling agent on (01623) 422000  
16 Albert Street, Mansfield, Nottingham, NG18 1EB.

**TENURE**

Freehold

- Modern Three-Storey Town House
- Three Bedrooms to include Master with En-Suite
- Spacious Dining Kitchen
- Conservatory
- Four Piece Family Bathroom
- Ground Floor W.C.
- Attractive Low Maintenance Garden
- Off Street Parking for Two Cars
- Popular & Convenient Location with Good Transport Links

## 11 BENNET DRIVE, KIRKBY-IN-ASHFIELD, NOTTINGHAMSHIRE

Simply stunning.... this spacious family property is split over three floors and boasts a master suite sure to appeal. There is a stylish dining kitchen, modern bathroom and a conservatory. Outside there is an attractive landscaped rear garden and the benefit of off street parking for two cars.

Situated on popular development within easy reach of the local amenities and with good transport links to Nottingham, Mansfield and Derby along with easy access to Junction 27 this property is ideal for commuters.

Small forecourt front garden leading to UPVC double glazed entrance door into:

### HALLWAY

With ceiling light point, smoke alarm, thermostatically controlled radiator, power points, laminate flooring and stairs to the first-floor landing.

White panelled door to:

### LOUNGE

**17'7"max x 9'7"** This warm and welcoming lounge has UPVC double glazed window to the front, ceiling light point, numerous power points, TV aerial point, telephone point, doorway to under stairs storage cupboard, laminate flooring and thermostatically controlled radiator.



## 11 BENNET DRIVE, KIRKBY-IN-ASHFIELD, NOTTINGHAMSHIRE

White panelled door to:

### DINIGN KITCHEN

**12'10" x 11'11"** The kitchen has been comprehensively fitted with a range of wall and base units in a two tone finish with butchers block style work surfaces, coordinating framing and tile surround. There is a stainless-steel canopy style illuminated extractor over four ring gas hob, stainless-steel oven and grill, space for a fridge, space for a freezer, 1.5 bowl composite sink with chrome mixer tap, integrated combination boiler, UPVC double glazed window to the rear, laminate, thermostatically controlled radiator, power points and ceiling spotlights.



Door into:

### CONSERVATORY

**10'4" x 7'10"** A wonderful addition to this property with conservatory has UPVC double glazed patio doors opening onto and overlooking rear garden. There is a continuation of the laminate flooring, space and plumbing for washing machine and space for dryer.



## 11 BENNET DRIVE, KIRKBY-IN-ASHFIELD, NOTTINGHAMSHIRE

White panelled door to:

### GROUND FLOOR W.C

With white close coupled W.C and pedestal wash hand basin with tiled splash backs. There is a thermostatically controlled radiator, ceiling extractor and ceiling spotlights.

### FIRST FLOOR LANDING

With UPVC double glazed window to the front, radiator, power points and ceiling light point.



White panelled door to:

### BEDROOM TWO

**12'11" x 11'8" max** A good size double with two UPVC double glazed windows to the rear affording this room plenty of light. There is a thermostatically controlled radiator, power points, ceiling light point and the benefit of fitted wardrobes.



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White panelled door to:

**BEDROOM THREE**

9'3" x 6'4" With UPVC double glazed windows to the front, thermostatically controlled radiator, power points and ceiling light point.

White panelled door to:

**BATHROOM**

A well-proportioned family bathroom with four-piece white suite comprising close coupled W.C, pedestal wash hand basin, panelled bath and shower cubicle with chrome power shower. There is a thermostatically controlled radiator, ceiling spotlights and ceiling extractor.



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Stairs to:

**SECOND FLOOR LANDING**

With ceiling light point and smoke alarm.

White panelled door to:

**MASTER SUITE**

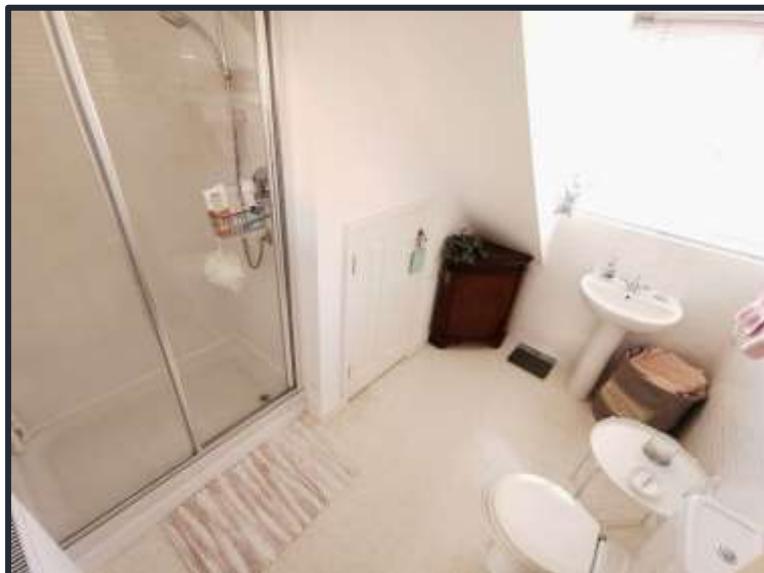
**18'9" x 12'11"** The master suite has UPVC double glazed Dorma window to the front, the benefit of fitted wardrobes, thermostatically controlled radiator, power points, ceiling light point and TV aerial point.



White panelled door to:

**EN-SUITE**

**9'1" x 8'4"** Fitted with a three-piece white suite comprising shower enclosure with chrome power shower, closed coupled W.C and pedestal wash hand basin. There is part wall tiling, ceiling spotlights, thermostatically controlled radiator, double glazed opaque Dorma window to the rear and built in storage cupboard.



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### **REAR GARDEN**

The rear garden is surrounded by a mixture of fencing and has been made low maintenance with an artificial lawn.



### **ADDITIONAL INFORMATION**

**Local Authority** – Ashfield District Council

**Council Tax Band** – A

**Primary School** – Kingsway Primary School

**Secondary School** – Kirkby Collage

**Stamp Duty on Asking Price** - Nil (This will change if you are purchasing as a second home/investment property).

# **11 BENNET DRIVE, KIRKBY-IN-ASHFIELD, NOTTINGHAMSHIRE**

## **AGENTS NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

## **MORTGAGE ADVICE**

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge\* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

\* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

## **THINKING OF SELLING**

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

## **THINKING OF RENTING**

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and manage the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients investment.