CLARK ESTATES

Kennedy Rise

Walesby, Walesby, NG22 9NN

£325,000

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NO UPWARD CHAIN - Situated on Kennedy Rise, in the tightly-held Nottinghamshire village of Walesby, this four-bedroom property offers spacious accommodation covering over 182 sq meters arranged over two levels, making it well suited to family living, home working or those seeking flexible additional bedroom space.

The property benefits from a practical layout, with a bright and welcoming central hallway offering access to the generous living accommodation, kitchen space, bathroom facilities and four bedrooms positioned across the two floors. Outside, the home has the appeal of front and rear outside space, along with driveway parking, carport and a garage.

Walesby offers a quieter residential environment while remaining within reach of surrounding towns, countryside, local attractions, and commuter routes. This is an excellent opportunity for buyers looking for a versatile home with room to grow in a sought-after Nottinghamshire village location.

Early viewing is strongly recommended.

Description
NO UPWARD CHAIN - A spacious, four-bedroom property arranged over two levels covering 182 sq meters. Practical and appealing for growing families, multi-generational living, or those seeking a private homeworking space, as the vendors have already done the hard work to create the additional accommodation on the first-floor.

Located in the sought-after village of Walesby, this home ensures its residents are well connected to nearby towns, whilst retaining the tranquillity of a picturesque Nottinghamshire village.

Hallway
Bright and welcoming entrance hall leading to living spaces, carpeted and heating thermostat wall mounted.

Living Room 16'6" x 13'6" (5.03 x 4.12)
Spacious, L-shaped living room with direct access from the hallway. Log burner with brick built feature wall, hearth and windows to the front elevation with carpet, ceiling light and wall lights.

Dining Room 9'8" x 11'11" (2.95 x 3.65)
Separate dining room front facing, flooded with natural light from the large window, carpet, radiator and ceiling light.

Utility Room 13'7" x 8'11" (4.16 x 2.72)
Practical utility space providing household storage and connection points for laundry, as well as an out-of-the-way space for a fridge/freezer. Tiled flooring. Stairs leading to the dormer bedroom and additional loft space.

Master Bedroom 12'3" x 9'10" (3.75 x 3.00)
West facing double bedroom with en-suite shower room and windows to front elevation.

En-suite Shower Room 8'9" x 3'9" (2.69 x 1.16)
Fully tiled, ventilated, modern shower room with shower cubicle, WC and pedestal basin.

Bedroom 2 13'1" x 9'10" (4.00m x 3.00m)
South facing spacious double bedroom with large window, feature wallpaper and carpet.

Bedroom 4 11'11" x 6'10" (3.64 x 2.10)
Single, ground floor bedroom with window to eastern elevation, carpet and radiator.

Dormer Bedroom (Bedroom 3) 30'2" x 20'6" (9.22 x 6.27)
First-floor bedroom spanning the width of the property, with Dorma ceiling, Velux windows, carpeted throughout with a separate wc and hand basin and boiler cupboard. Access to additional loft space.

Bathroom 6'10" x 6'8" (2.10 x 2.04)
Family bathroom comprising of a bath with shower over and shower screen, wc and hand basin encased in a vanity unit and frosted window.

Garage 10'9" x 9'0" (3.29 x 2.75)
Single, brick-built garage / workshop with wooden manually opened doors, power. Adjoined to the house.

Outside
To both sides of the property there is a concrete driveway for several cars with a carport to the right hand side leading to the lawn and gated access to the rear of the property.

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3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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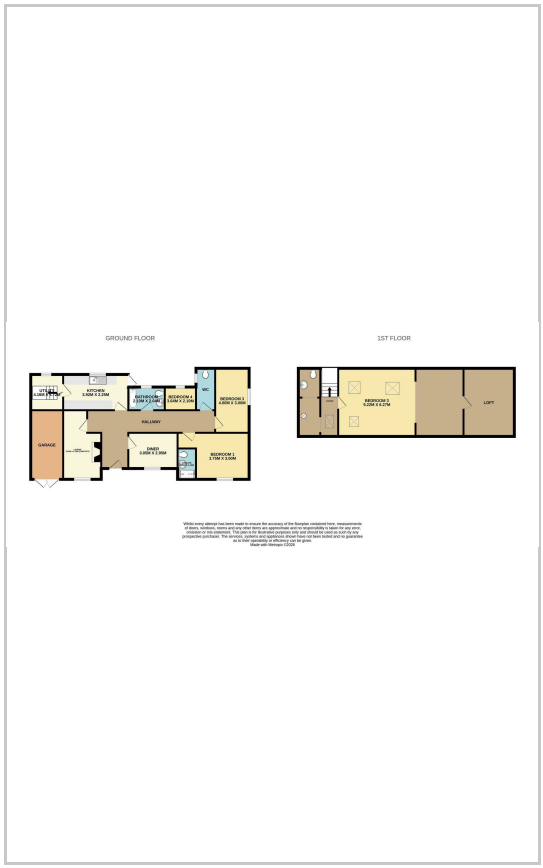
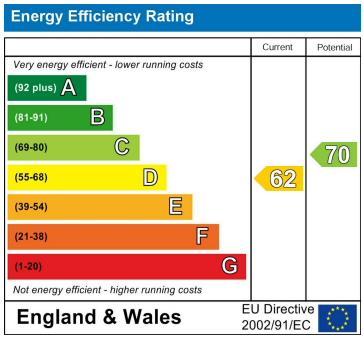
Area Map

Floor Plans



Energy Efficiency Graph



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