



CHESTNUTS KIRKBY HARDWICK | | SUTTON-IN-ASHFIELD | NG17 5LG

BuckleyBrown
ESTATE AGENTS

CREATE YOUR OWN CHAPTER!... In this one of a kind barn conversion in Sutton in Ashfield. This property is located within the historical hamlet of Kirkby Hardwick. The historic nature of this barn conversion adds a unique charm and character that is hard to find elsewhere, boasting a perfect blend of old-world charm and modern amenities, this property exudes character and warmth. As we step inside you will be welcomed into a spacious hallway offering ample space to make it your own.

Following through to the kitchen area, this comes complete with a stunning range of modern wall and base units, complemented by a vast variety of integrated appliances, everything you need to cook meals for friends and family! Not to forget the additional utility space for added convenience. Just off from here you will find the dining room which is of a generous size, offering ample space for a dining table and chairs, making this an ideal space for entertaining.

As you walk further you will find a spacious living room with high ceilings and exposed ceiling beams which is a wonderful feature, as well as a stove effect gas fire with surround which makes a lovely feature.

Moving further you will find a bedroom which currently lends itself as a study, but offers plenty of versatility to make it your own.

As you walk back into the hallway you will find three generous sized bedrooms, all of which benefit from built-in wardrobe space and the master bedroom has the luxury of its very own en-suite facility. Not only that, a family bathroom is also just off the hallway for added convenience.

Completing this floor is a handy workshop space and a garage for additional storage. The outside space complements this home beautifully, offering a wealth of tranquillity. There is a driveway allowing for off-road parking, as well as a spacious patio seating area, mature plants and trees and decorative pond. There is also a passageway to the side, providing additional storage. Booking a viewing today!





Hallway

With access to;

Dining Room

The dining room offers ample space for a dining table and chairs. With a window to the rear elevation and a central heating radiator.

Kitchen

Complete with a range of modern gloss units and cabinetry with complementary work surface over and inset double sink. With built-in breakfast bar for added convenience. With two single electric fan ovens, integrated wine cooler, fridge/freezer, ceramic hob, cooker hood and dishwasher. This room is of a brilliant size, with dual aspect windows to the front and rear, a set of double doors leading

onto the garden, a separate door leading nicely outside and an opening leading into;

Utility Room

With a range of modern units and cabinetry and a window to the rear and integrated washing machine. There is a side door in the utility to a covered passageway, giving access to both from front and back.

Living Room

With windows to the side elevation, allowing for ample natural light and a set of double doors leading outside for added convenience. Featuring a stove effect gas fire with beamed mantle, leading to:

Bedroom Four/Study

With window to the side elevation

Bathroom

Complete with freestanding bath, low flush WC, wash hand basin and window to the rear elevation

Bedroom One

With built-in wardrobes, window to the rear elevation and access leading to;

En-suite to Bedroom One

Complete with enclosed shower, low flush WC, wash hand basin and window to the rear elevation

Bedroom Two

With window to the rear elevation and built-in wardrobes

Bedroom Three

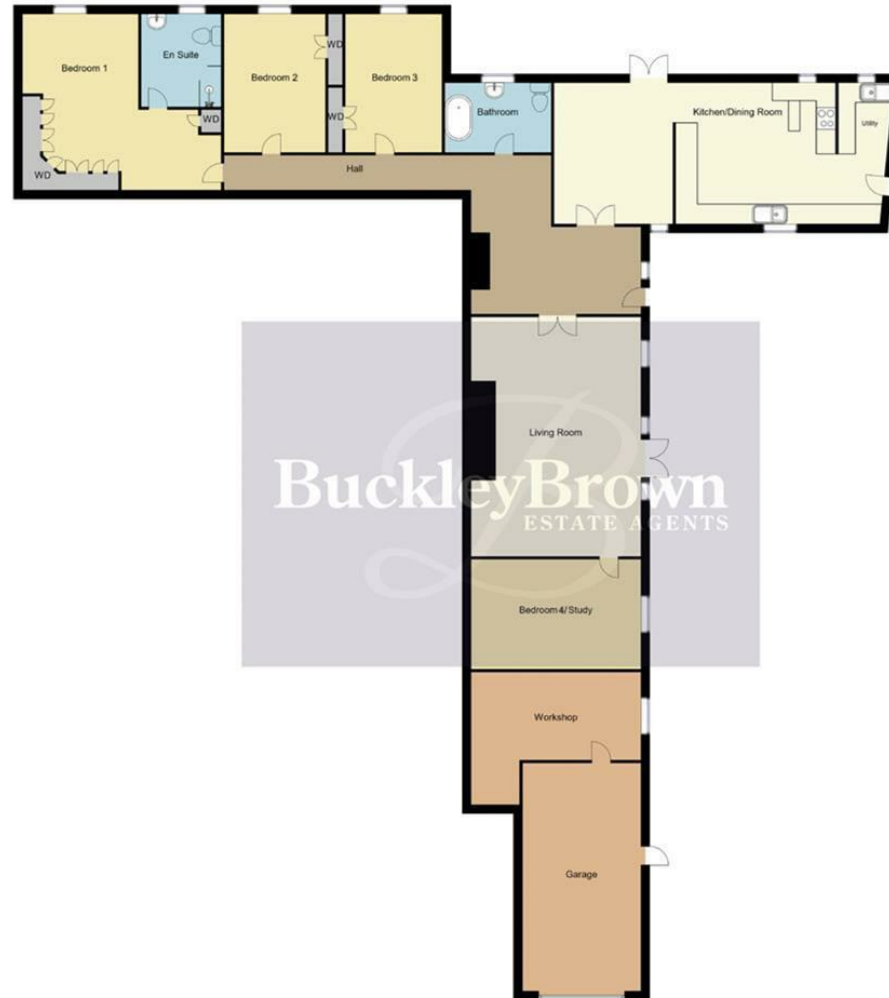
With built-in wardrobes and window to the rear elevation

Outside

With well established gardens which are a credit to its current owners. There is a driveway allowing for off road parking. The garden has been landscaped beautifully and features a spacious paved seating area with mature plants and trees and the addition of a pond. With separate access to a garage and a workshop, providing ample storage space. There is also a cesspool with metal cover near the front gate, to the right of the path.



Ground Floor:
200Sq.MT/2152.78Sq.FT
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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