



Offers Over £165,000 Freehold

ACORN VIEW | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 7RE

BuckleyBrown
ESTATE AGENTS

COMFORTABLE LIVING!

Situated in a sought-after residential area of Kirkby-in-Ashfield, this beautifully presented three-bedroom semi-detached home offers a perfect blend of modern comfort and practicality. Neutrally decorated throughout, the property is ready to move into and ideal for a range of buyers. Let's take a look inside...

The ground floor features a spacious, light-filled living room with ample space for furnishings, creating a cosy yet versatile space for everyday living. To the rear, a stylish and fully equipped kitchen/diner provides the heart of the home, complete with contemporary units, integrated appliances, and sliding doors that open out to the garden—perfect for entertaining or family meals. A convenient downstairs WC adds to the property's functionality.

Upstairs, you'll find three well-proportioned bedrooms, all offering a blank canvas for personalisation, along with a modern three-piece family bathroom suite off the landing.

Externally, the property benefits from a low-maintenance front lawn and private driveway providing off-street parking. The enclosed rear garden is equally impressive, featuring a lawned area, a raised decked seating space and a secure fence surround for added privacy.

This lovely home is ideally located close to local amenities, schools, and transport links—making it a superb choice for families, first-time buyers, or investors!

Call our team today to arrange a viewing!





Hall

Entrance hallway with access to;

Living Room 9'4" x 14'6"

Spacious reception room with a window to the front elevation. Access through to the inner hallway.

Kitchen/Diner 10'5" x 13'6"

Contemporary kitchen complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and decorative splashback tiles. Ample space for your desired furnishings further complemented by a window and sliding doors to the rear elevation.

WC 2'10" x 5'9"

Fitted with a low flush WC and a hand wash basin.

Landing

With leading access to;

Bedroom One 9'4" x 13'6"

Carpeted flooring, central heating radiator and windows to the front elevation.

Bedroom Two 6'5" x 10'4"

Carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Three 6'10" x 7'4"

Carpeted flooring, central heating radiator and a window to the rear elevation.

Bathroom 6'4" x 7'6"

Three piece suite comprising of a hand wash basin, low flush WC and a bath with an overhead shower for added convenience. Window to the side elevation.

Outside

Low maintenance frontage with a lawn area, space for parking and a pathway leading up to the front door. The rear

garden boasts a well kept lawn along with a raised decked seating area and fence surround.



Ground Floor
37 Sq.m/ 399.43 Sq.ft
Approx



First Floor
37 Sq.m/ 398.45 Sq.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		90
(81-91) B		
(69-80) C	75	
(55-68) D		
(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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