



Offers Over £325,000 Freehold

10 SUTTON ROAD | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 8GY

BuckleyBrown
ESTATE AGENTS

LUXURY FAMILY HOME... Situated in the sought-after area of Kirkby-in-Ashfield, this beautifully presented three-bedroom detached home has been fully renovated throughout, offering a perfect blend of modern living and timeless design. Set within a quiet residential street, it's close to local schools, parks, shops, and excellent transport links—ideal for families, professionals, or anyone seeking a ready-to-move-into home.

On entering the property, you're greeted by a bright and airy hallway that sets the tone for the rest of the home. The ground floor boasts an impressive open-plan living and dining room, featuring a large curved bay window that floods the space with natural light and a striking feature fireplace that adds warmth and charm. The space is perfect for relaxing or entertaining and flows seamlessly into the heart of the home—a stunning, modern kitchen. Beautifully decorated with classic shaker-style cabinetry, marble-effect worktops, gold brass handles, and plenty of cupboard space, the kitchen is both stylish and highly functional. Large sliding doors open into a spacious conservatory, offering an additional light-filled living area with views over the garden. Completing the ground floor is a handy shower room, ideal for guests or as a second bathroom.

Upstairs, the home continues to impress with three well-proportioned bedrooms, all tastefully decorated and offering comfortable living space. The luxurious family bathroom is finished with contemporary marble-effect tiling and features a full-sized bath, creating a spa-like space to unwind.

Externally, the property benefits from a generous driveway providing ample off-street parking. The rear garden is beautifully landscaped with a pergola, patio area, and lawn—perfect for outdoor dining, entertaining, or relaxing in the sun.

This is a truly special home offering stylish, spacious living in a great location—early viewing is highly recommended.





Hall

Window to the front along with a cupboard fitted under the stairs and further access into;

Living Room 12'2" x 11'11"

Open plan living room/dining room with carpeted flooring, central heating radiator, feature fireplace and a curved bay window to the front elevation.

Dining Room 12'2" x 10'5"

Carpeted room with ample space for your desired dining furniture.

Kitchen 18'5" x 8'7"

Beautiful herringbone flooring sets the tone in this modern kitchen, which features sleek shaker-style cupboards complemented by elegant gold brass

handles. Marbled worktops and a matching splashback add a luxurious touch. The space is well-lit with feature spotlights and benefits from integrated appliances and ample cupboard space for storage. A central heating radiator ensures comfort, while a window to the rear elevation and large sliding doors leading to the conservatory bring in plenty of natural light.

Conservatory 9'8" x 8'11"

Generous sized conservatory herringbone flooring with surrounding windows and a door to the rear garden.

Shower Room 6'3" x 8'3"

Three piece suite with shower, low flush WC and hand wash basin.



Landing

Carpeted flooring with access into the first floor rooms.

Bedroom One 12'0" x 12'4"

Generous sized master bedroom with carpeted flooring with central heating radiator, window to the rear elevation.

Bedroom Two 12'0" x 11'11"

Generous sized bedroom with carpeted flooring with central heating radiator, curved bay window to the front elevation.

Bedroom Three 6'11" x 7'7"

Small bedroom with carpeted flooring, window to the front elevation. Perfect for use of an office.

Bathroom 6'2" x 7'6"

Three piece suite with bath, hand wash basin and low flush WC. Also has a handy storage cupboard.

Garage 8'2" x 15'5"

Spacious garage with access from the side elevation.

Outside

Large driveway with room for multiple cars. To the rear is a well landscaped garden with a lawn and patio area perfect for enjoying summer evenings with family along with a beautiful wooden pergola.





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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