



£190,000 Freehold

123 DERBY ROAD | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 9AT

BuckleyBrown
ESTATE AGENTS

FAMILY FAVOURITE...

This beautifully positioned three-bedroom end-terrace home in the heart of Kirkby-in-Ashfield is the perfect blank canvas for first time buyers & families ready to create their dream space. With generous proportions, stylish touches, and stunning views, it offers comfort, convenience, and a whole lot of potential.

Downstairs, you're welcomed by a versatile dining room featuring a bold feature wall – ideal for hosting dinner parties or enjoying cosy family meals. The bright and airy living room is flooded with natural light, making it the perfect spot to unwind. The spacious kitchen stretches almost the full length of the home and comes fitted with sleek, contemporary units, essential appliances, and leads to a super-handy utility space and downstairs WC.

Upstairs, you'll find three generously sized bedrooms, all light-filled and ready to be styled to your taste. A modern, stylish three-piece bathroom sits just off the landing, bringing practicality and polish together seamlessly.

Outside, the low-maintenance frontage includes a private driveway to the side, offering convenient off-street parking. The rear garden is a standout feature – boasting well-kept lawns, a gravel area, secure fencing, and uninterrupted views that bring a sense of peace and openness.

The home benefits from fully owned solar panels – a smart, energy-efficient bonus that keeps running costs down. Not to mention this property is within close proximity to junction 27 for the M1!

Call our team today to arrange a viewing!





Hall

With access through to;

Dining Room 11'2" x 12'1"

Versatile reception room with a feature wall, built in cupboards and a window to the front.

Living Room 11'2" x 13'6"

Laminate flooring, central heating radiator and a window to the front.

Kitchen 6'9" x 21'6"

Complete with a range of matching wall and base cabinets, inset sink and drainer, integrated appliances and dual aspect windows to the side and rear. Along with an external door to the side. Benefits from a pantry and handy utility.

Utility

Fitted worktops, space and plumbing for a washing machine and tumble dryer and hand wash basin. Access to a convenient downstairs WC.

Landing

Carpeted flooring and further access to;

Bedroom One 11'2" x 13'1"

Carpeted flooring, central heating radiator, built in cupboard and a window to the front.

Bedroom Two 11'10" x 11'2"

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

Bedroom Three 7'10" x 8'0"

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



Bathroom 6'0" x 7'7"

Stylish family suite comprising of a hand wash basin, low flush WC and a bath with an overhead shower. Window to the rear elevation.

Outside

Low maintenance frontage with a private driveway to the side. The rear garden offers generous well kept lawns, gravel area, fence surround and stunning views. Benefits from solar panels which have transferred ownership.



Ground Floor
58 Sq.m/ 621.14 Sq.ft
Approx



First Floor
47 Sq.m/ 505.32 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		94
(81-91) B		
(69-80) C		81
(55-68) D		
(39-54) E		F
(21-38) F		
(1-20) G		G
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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