



Offers Over £230,000 Freehold

91 KIRKBY FOLLY ROAD | | SUTTON-IN-ASHFIELD | NG17 5HP

BuckleyBrown
ESTATE AGENTS

LOOKS LIKE HOME!...

Welcome to this charming three-bedroom semi-detached home, full of character and ideally located in Sutton-in-Ashfield, close to excellent local amenities, schools, and transport links.

Upon entry, a welcoming hallway guides you through to the well-planned kitchen, offering good storage and functionality for everyday use. The separate dining room is full of character, featuring a beautiful fireplace and double doors that open onto the garden, making it a lovely space for entertaining or family meals. The living room, with its bay window and feature fireplace, provides a bright and inviting setting to relax and unwind.

Upstairs, the property offers three well-proportioned bedrooms. The master bedroom is particularly impressive, benefitting from its own bay window which fills the room with natural light. A family bathroom serves all bedrooms, making the layout practical and family-friendly.

Externally, the home continues to impress. To the front, a driveway provides ample off-street parking. Gates to the side give access down to the garage. The rear garden is both practical and welcoming, featuring a patio seating area, laid lawn, mature shrubs, and secure fencing for privacy. An additional outside toilet adds further convenience, especially when enjoying time outdoors.

Blending charm, space, and practicality, this lovely home is ready to welcome its next owners. Call today to arrange a viewing!!!





Entrance Hall

With stairs rising to the first floor, built in storage cupboard and surrounding doors providing access into;

Kitchen 6'5" x 12'5"

Complete with a range of matching cabinetry and worktop surfaces. It features an inset sink and drainer, integrated oven, gas hob with hood over and space for appliances. With a window and door to the side elevation.

Dining Room 12'2" x 11'3"

With laid wooden flooring, feature fireplace and double doors opening onto the rear garden.

Living Room 12'8" x 10'11"

With carpeted flooring, feature fireplace and a bay window to the front elevation.

Landing

With access into;

Bedroom One 11'9" x 11'0"

With carpeted flooring and a bay window to the front elevation.

Bedroom Two 12'3" x 11'4"

With carpeted flooring and a window to the rear elevation.

Bedroom Three 7'2" x 6'10"

With carpeted flooring and a window to the front elevation.

Bathroom 6'4" x 8'0"

Complete with a three piece suite including a bath with an over head shower, low flush WC and a hand wash basin. With a window to the rear elevation.



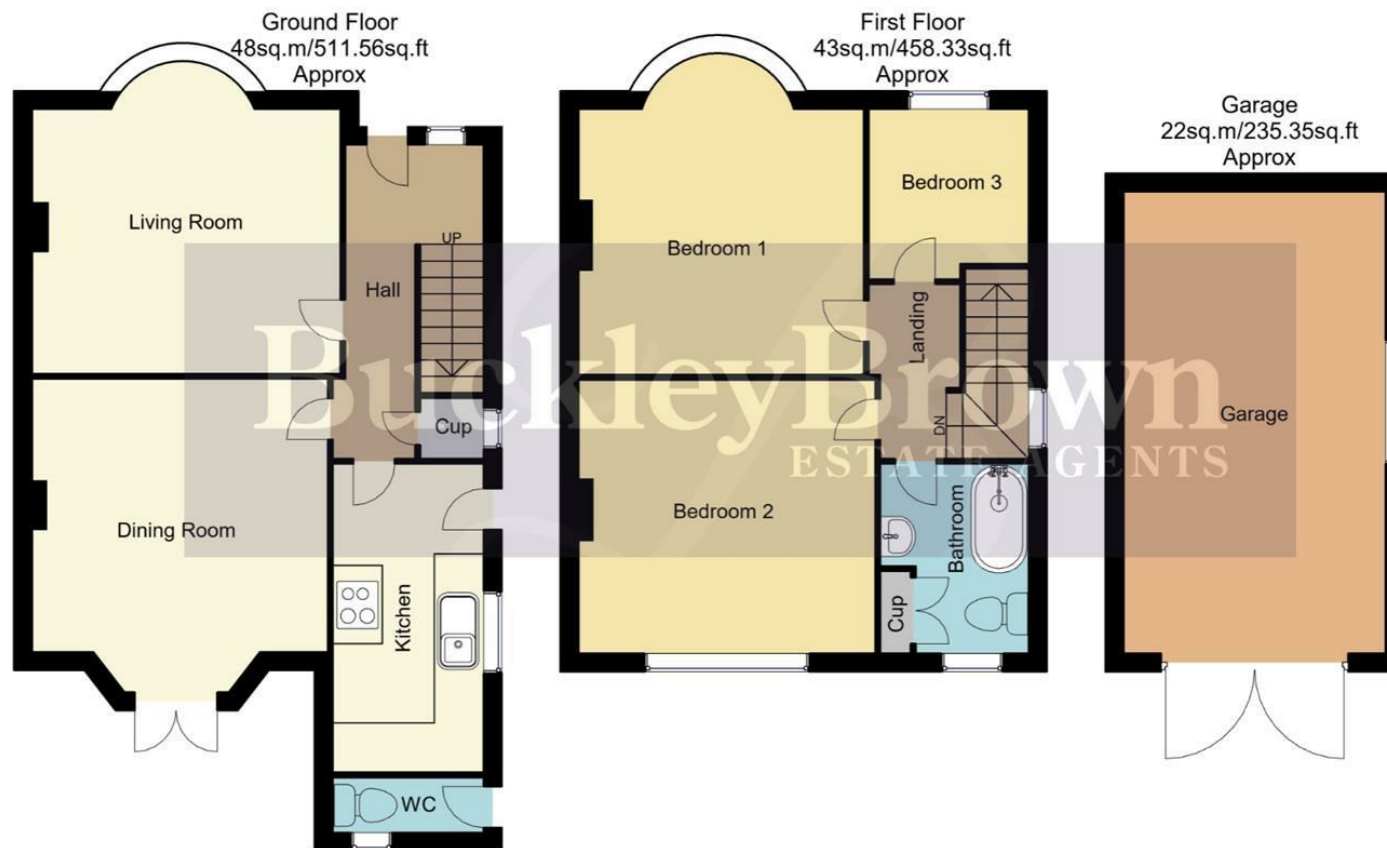
Outside

The front of the property offers a driveway, providing ample off-street parking. The rear garden hosts a garage, patio seating area, laid lawn and surrounding shrubs and fencing.

Garage 11'1" x 19'1"

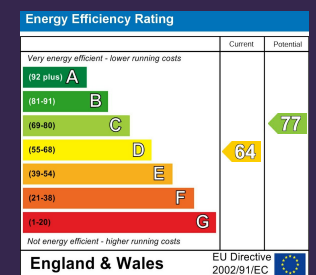
Accessible from the front elevation.





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.



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