



*Nineteen*  
CHAPEL STREET





## *An Exclusive Retreat*

Nestled in the heart of Kirkby-in-Ashfield, tucked back from view yet built to impress, discover No. 19, Chapel Street, set quietly behind electric gates. A one-off home blending traditional gritstone with contemporary edge, inside, soaring ceilings, zoned heating and flawless finishes blend understated drama with characterful comfort in equal measure.

Set discreetly behind two sets of electric gates, a sweep of tarmac leads to a private gravelled driveway with parking for three to four vehicles, while an integrated double garage fitted with remote-controlled Hormann doors offers further space for two more alongside internal storage.

This stunning home seamlessly blends durability with modern convenience, featuring cast aluminium gutters and drainpipes that provide both longevity and a sleek aesthetic. The windows are crafted with hardwood interiors for a warm, natural finish, while their aluminium exteriors ensure low maintenance and weather resistance.

Central to the home's electrical system is a high-capacity 36-way, 3-phase distribution board, built to support heavy loads and multiple applications such as EV fast charging, HVAC systems, and more.

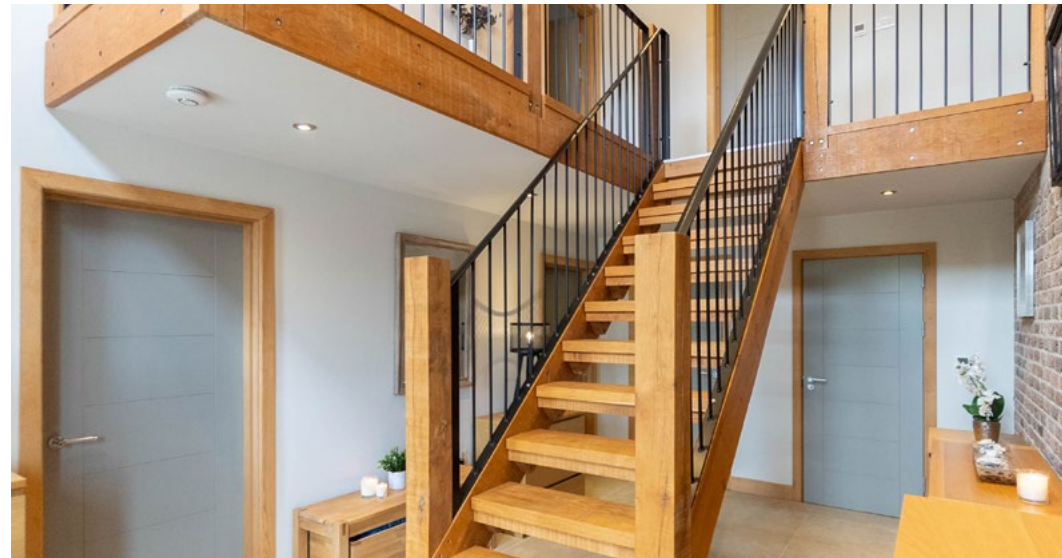




## Impressive Entrance

An aluminium triple glazed front door opens into the entrance hall where the sense of scale and warmth impacts upon arrival. Above, the vaulted ceiling rises above the entrance hallway, setting the tone for the volume and flow found throughout the home.

Underfloor heating spans all three levels, complemented by zoned climate control and CAT5E cabling to every room. Ahead, the handmade solid wood staircase forms a beautiful centrepiece, with a WC, discreet cloakroom and storage cupboard tucked beneath. Exposed brickwork and wrought ironwork infuse an industrial feel.







## *Open Plan Living*

Light streams into the living room on the left, where bi-folding doors concertina back to provide a seamless connection with the outdoors. Porcelain tiles underfoot are the perfect choice for free-flowing indoor-outdoor living, whilst windows to the side also ensure a steady flow of light. Open, yet zoned by the central, architectural partition, a bold feature with built-in shelving, the dining room opens up to the rear, ideal when entertaining and wining and dining.





## *The Heart of The Home*

Reconnect with the entrance hall and make your way through the door to the right into the warmth and welcome of the kitchen, the heart of the home.

A bright and spacious family hub, the kitchen combines exposed brickwork with considered design culminating in a relaxed, open atmosphere. French doors open to the garden, while natural light pours in across space for dining, cooking and unwinding, with room for a sofa, table and more.







A large central island with granite worktops and integrated sockets is a natural spot for socialising, surrounded by plenty of storage alongside premium appliances including two Neff Slide & Hide ovens, Siemens dishwasher, induction hob, single gas hob, extractor, and fridge-freezer.

Opening up from the spacious kitchen is the utility room, where there is plumbing for a washing machine and dryer, alongside additional storage and access both out to the garden and through into the garage.





## Rest And Revive

Returning to the entrance hall, take the open tread, bespoke staircase up to the light and bright gallery landing.

Make your way along to the left to arrive at the guest suite, airy and spacious set beneath a high, vaulted ceiling. A bountiful bedroom with views beckoning out over the garden, built-in wardrobe storage and a stylish ensuite shower room, with plenty of built-in shelving and storage space in the vanity unit beneath the wash basin.







## *Bedtime Beckons*

Turning left, next door lies a spacious double with access to the family bathroom next door, where a deep bathtub features a Grohe rainfall shower overhead, with handheld attachment.

Continuing along the landing, the double height ceiling elevates the space, with high windows to the gentle sloping roofline showering light down from above. At the far end, a further double bedroom features exposed brickwork for a unique sense of character.







## *Light Filled Sanctuary*

Tucked away the principal suite beckons, where refreshment awaits in the large en-suite. Soak away the aches in the contemporary bath, as light pours in from the skylights above. A modern space overflowing with storage, the large wet-room shower offers the height of convenience and comfort, with a modern heated radiator on hand for towels at the entrance.





## *Elevated Elegance*

A dressing room links the en suite to the principal bedroom, where a vaulted ceiling introduces an elegant sense of height to this characterful retreat.

With warm wooden flooring underfoot and ample space for a super king-size bed and accompanying furnishings, this inviting room balances generous proportions with thoughtful design, offering both comfort and charm in equal measure.







## Practical Spaces

Ascend the stairs once more to arrive at the second-floor landing, currently serving as a study, with plenty of storage available in the eaves. Opening up from here, discover a super-sized bedroom, ideal as a games room, or teenage den, where light streams in through Velux windows.



## Outdoor Entertaining

Enclosed by high stone walls on three sides, the sunny garden offers plenty of space for all the family to enjoy, with access wrapping all the way around the home.

A beautifully landscaped mix of lawn, paved patio and a decked terrace with built-in seating, creates distinct zones for relaxing, entertaining and outdoor dining. Integrated lighting and power points ensure you can make the most of long summer evenings on the terrace as the children play on the lawn.



# Out And About

No. 19, Chapel Street is ideally positioned for those seeking the balance between connected convenience and access to the calm of the countryside. Located just moments from local amenities, this is a setting with something for every generation.

For those with younger children, the morning school run is a breeze, with Orchard Primary School and Ashfield Comprehensive within easy walking distance. Nearby green space includes a local park complete with swings, slides and a football pitch - ideal for burning off energy after school.

Dining options are plentiful, with well-regarded pubs and restaurants nearby, including The Duke of Wellington and The Countryman.

For a more eclectic evening, local micropubs The Dog House and The Dandy Cock serve up craft ales and conversation. On special occasions, Ego at The Old Ashfield offers Mediterranean-inspired menus alongside a playground to keep younger guests entertained.

Outdoor lovers will find plenty to explore, with the Derbyshire Dales within easy reach, along with Newstead Abbey, Rufford Abbey, Sherwood Pines and Clumber Park - all perfect for long walks, bike rides and woodland picnics.

Commuting is simple and efficient. Kirkby-in-Ashfield Train Station and the Hucknall tram link provide direct access to Nottingham, Mansfield and surrounding areas, while the nearby M1 and A38 ensure smooth connections to Derby, Meadowhall and beyond.

With schools, shops, green spaces and gathering places all close to hand, No. 19, Chapel Street, a home designed to the highest of standards, offers a lifestyle of ease, balance and opportunity - perfectly suited for modern family living with a local, grounded feel.

*\*\* Whilst every effort has been taken to ensure the accuracy of the fixtures and fittings mentioned throughout, items included in sale are to be discussed at the time of offering \*\**



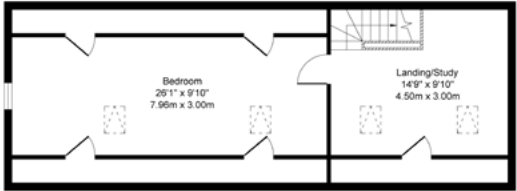
# Floor Plan

Approximate Gross Internal Area = 356.8 sq m /3841 sq ft.

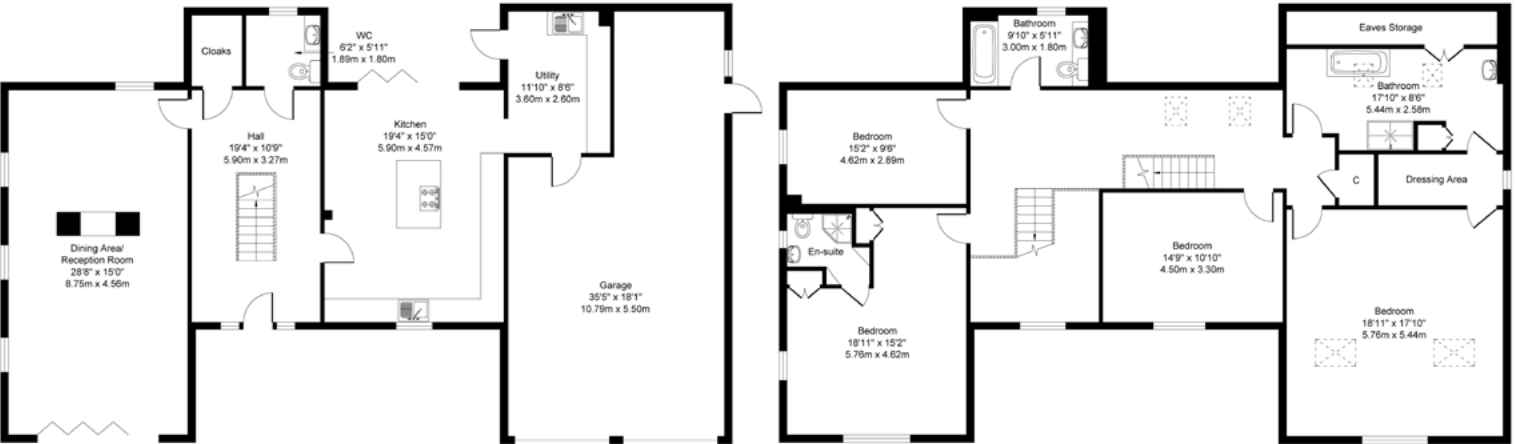
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Measurements are approximate.

Not to scale.



MEZZANINE LEVEL



GROUND FLOOR

FIRST FLOOR

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