

£1,200 Per Month

Madejski Way, Kirkby-In-Ashfield,
Nottingham,

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"A fantastic home in one of Kirkby's most sought-after modern developments. Properties on Madejski Way rarely stay available for long thanks to their stylish finish, great location and continued demand"

- Hollie Carter, Associate Lettings Director



Designed to suit modern lifestyles

Entering the property, you are welcomed into a bright entrance hallway. To the left is the modern fitted kitchen, finished to a high standard with white gloss wall and base units. Continuing through the hallway leads into the spacious living room, which benefits from patio doors opening onto the enclosed rear garden, allowing for plenty of natural light. The ground floor is completed by a convenient downstairs WC.

To the first floor, there are three well-sized bedrooms together with a family bathroom fitted with a three-piece suite. Overall, the property offers a practical and well-proportioned layout suitable for family living and was found to be in good general condition at the time of inspection.



Step Inside

Entering the property via the front entrance, you are welcomed into a bright and spacious entrance hallway, which provides access to the principal ground floor accommodation. Positioned to the left is the modern fitted kitchen, finished to a high standard with contemporary white gloss wall and base units, complemented by matching work surfaces and offering ample storage and preparation space.

Continuing through the hallway leads into the generously proportioned living room, which provides a comfortable family living space. Large patio doors to the rear allow an abundance of natural light into the room while providing direct access to the enclosed rear garden, creating a pleasant connection between the indoor and outdoor living areas. The ground floor accommodation is completed by a convenient downstairs WC.

The first floor comprises three well-proportioned bedrooms, all of which benefit from good natural light and offer practical space for a range of bedroom furniture. Also located on this floor is the family bathroom, fitted with a modern three-piece suite comprising a bath with shower over, wash hand basin, and WC.

Overall, the property offers a practical and well-designed layout with modern fixtures and fittings throughout. The accommodation is well maintained and provides comfortable living space suitable for a family.





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Life in Kirkby-in-Ashfield



Kirkby-in-Ashfield is a well-established and popular market town located in the Ashfield district of Nottinghamshire, offering a practical and well-connected setting with a strong sense of local community. Ideally positioned between Mansfield and Nottingham, the town appeals to a wide range of buyers seeking convenience, accessibility and a welcoming neighbourhood atmosphere.

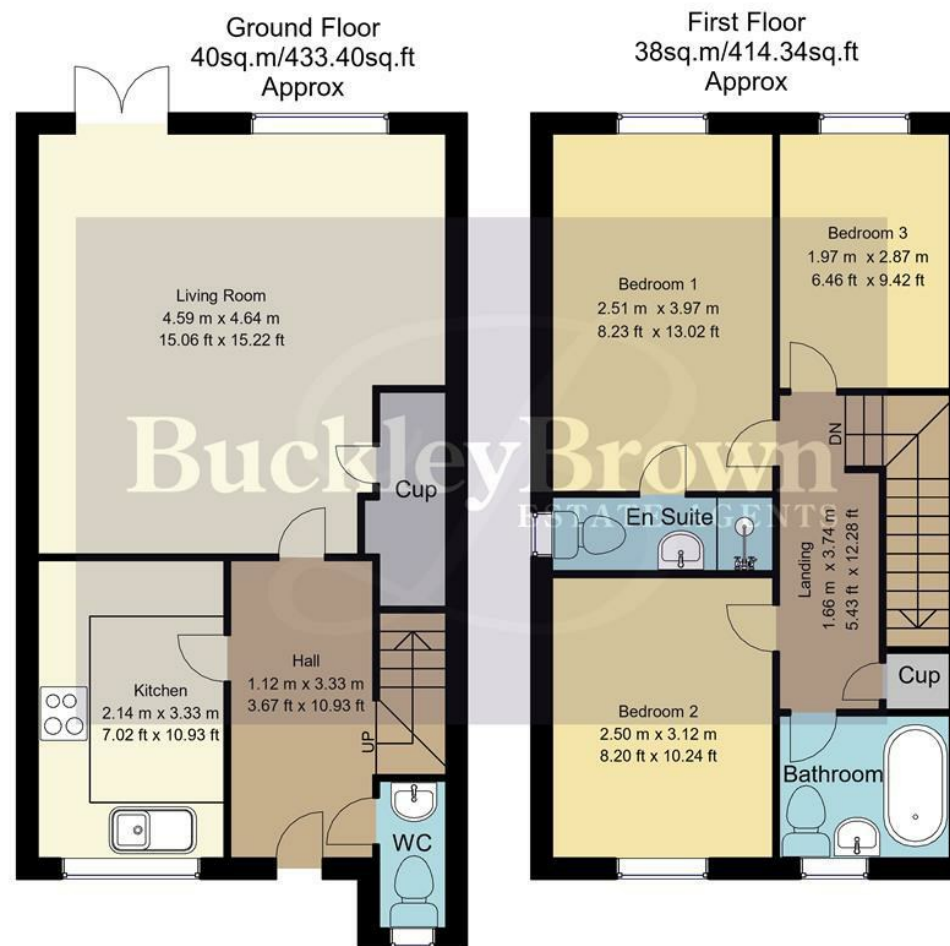
The town itself offers a good range of everyday amenities, centred around its traditional high street and local shopping areas. Residents benefit from access to supermarkets, independent shops, cafés and leisure facilities, as well as a selection of schools and healthcare services. Kingsway Park and the nearby leisure centre provide valuable recreational spaces, making the area particularly attractive for families and those who enjoy an active lifestyle.

Surrounded by areas of open space and countryside, Kirkby-in-Ashfield is well suited to outdoor enthusiasts. Local parks, nature reserves and walking routes offer opportunities for relaxation and recreation, while the nearby countryside and woodland areas provide scenic settings for longer walks and cycling. These green spaces contribute to the town's balance of urban convenience and outdoor appeal.



Despite its established feel, Kirkby-in-Ashfield remains highly accessible. The town benefits from its own railway station, providing direct services to Nottingham and Mansfield, while excellent road links via the A38 and junctions of the M1 motorway make commuting to Nottingham, Derby and Sheffield straightforward. This connectivity makes the location particularly appealing to professionals and commuters.

Kirkby-in-Ashfield is particularly well suited to families, first-time buyers and downsizers alike – those seeking a well-served town with reliable transport links and a strong community feel. With its combination of everyday convenience, green spaces and accessibility to larger centres, it continues to be a desirable location within the wider Nottinghamshire area.



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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Key Features

Three generously sized bedrooms

Spacious lounge

Modern kitchen

Enclosed rear garden

Downstairs WC

Size approx:

847.74 sq ft

Council Tax Band:

B

EPC Rating:

B

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01623 633633

mansfield@buckleybrown.co.uk
buckleybrown.co.uk

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