

£135,000

Mansfield Road, Skegby, Sutton-In-Ashfield,



Welcome to **BuckleyBrown**, where every home is carefully presented, so you can explore with clarity and confidence.

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"The property offers a well-balanced blend of space and practicality, with thoughtfully arranged accommodation designed to maximise everyday usability. It provides a comfortable and versatile living environment, ideally suited to modern family life."

-Tim, Valuer



## THE ONE FOR YOU!...

*From the moment you approach the property, its welcoming frontage and well-presented exterior are immediately apparent.*

Inside, you will find a superbly presented home offering a seamless blend of practicality and style, with accommodation that easily adapts to suit a variety of lifestyles.

Beautifully presented throughout, the property offers well-proportioned two-bedroom accommodation ideally suited to a range of buyers. Having been fully renovated over the years, including a new roof, replacement windows, and a modern bathroom, the home is finished in a neutral and tasteful style, creating a bright and welcoming feel. Thoughtfully arranged to balance comfort and practicality, it is ready for a new owner to move straight in.



## Step Inside

*The ground floor offers two well-proportioned reception rooms, providing flexible and versatile living space suitable for a range of uses including relaxing, dining, or entertaining.*

The kitchen is fitted with a range of units and work surfaces, offering ample storage and preparation space, with a practical layout ideal for everyday use.

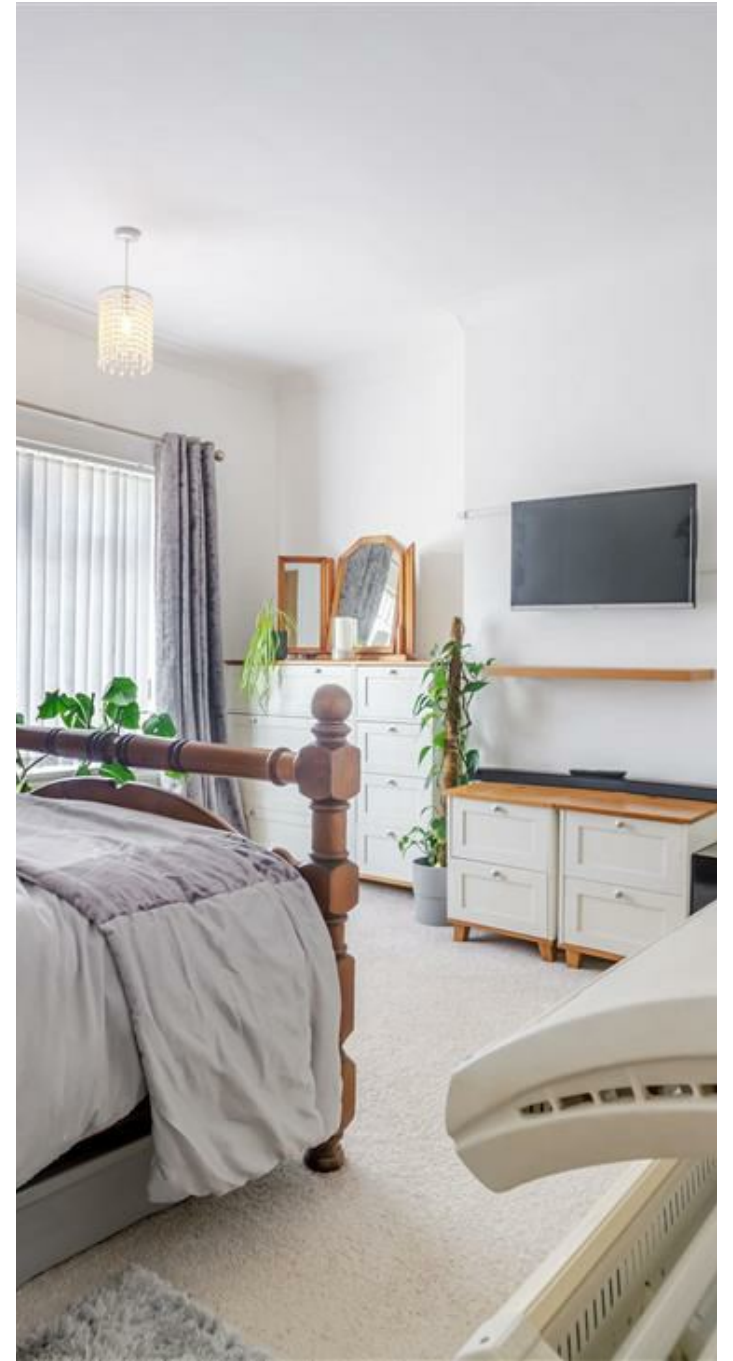
To the first floor, the property features two well-proportioned bedrooms, both offering natural light and flexible use. The property is completed by a modern family bathroom fitted with a contemporary suite.

Externally, there is a private rear garden, providing a pleasant outdoor space suitable for seating, relaxing, or entertaining, with further potential for personalisation.





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## Life in Sutton- In - Ashfield

*Sutton-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 close to Mansfield and within easy reach of Nottingham, the town appeals to a wide range of buyers seeking convenience, accessibility and a well-served residential location.*

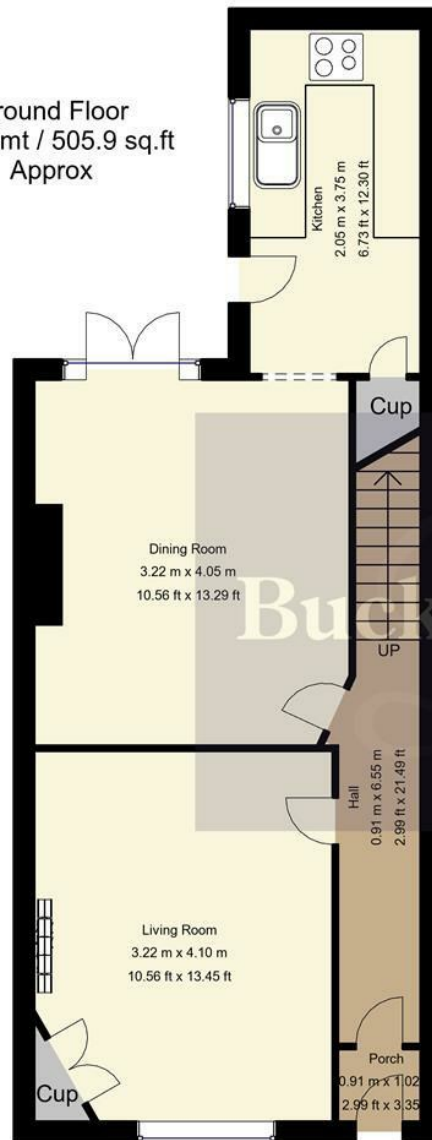
The town offers a good selection of everyday amenities, centred around its traditional high street and surrounding retail areas. Residents benefit from a mix of supermarkets, independent shops, cafés and leisure facilities, along with a range of schools and healthcare services. Brierley Park and other nearby recreational spaces provide useful outdoor areas, making the location particularly appealing for families and those with active lifestyles.

Surrounded by pockets of open space and access to nearby countryside, Sutton-in-Ashfield offers a balance between town living and access to the outdoors. Local parks and walking routes provide opportunities for leisure and relaxation, while the wider Nottinghamshire countryside is only a short distance away, offering further green space for walking, cycling and outdoor activities.

The town is also well connected, with convenient access to the A38 and nearby junctions of the M1 motorway, making commuting to Nottingham, Derby and Sheffield straightforward. Sutton Parkway railway station also provides regular services to Nottingham and Worksop, adding further convenience for commuters and travel.

Sutton-in-Ashfield is well suited to families, first-time buyers and downsizers alike, offering a practical location with strong transport links, good local amenities and a settled community feel. With its combination of accessibility, services and nearby green space, it remains a popular and well-regarded location within Nottinghamshire.

Ground Floor  
47 sq.mt / 505.9 sq.ft  
Approx



First Floor  
47 sq.mt / 505.9 sq.ft  
Approx



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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.

## Key Features

Beautifully presented throughout.

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Offering well-proportioned two-bedroom accommodation ideally suited to a range of buyers

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Fully renovated over the years, including a new roof, replacement windows, and a modern bathroom

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Finished in a neutral and tasteful style, creating a bright and welcoming feel throughout

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Thoughtfully arranged to balance comfort and practicality, ready for immediate occupation

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Two well-proportioned reception rooms offering flexible and versatile living space

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Fitted kitchen with a range of units and work surfaces

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Size Approximately 1,011.8 sq ft

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Council Tax band Rating A

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Energy Performance Certificate Rating C

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These particulars are intended as a guide only and do not form part of any offer or contract. All descriptions, measurements, images and plans are provided for illustration purposes and should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves as to the accuracy of the information. Buckley Brown Estate Agents accept no liability for any loss arising from reliance on these details.

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exceptional representation.

Let's Chat.

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