



£450,000

Nest Avenue, Kirkby-In-Ashfield,
Nottingham,

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is carefully presented, so you can explore
with clarity and confidence.

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"An impressive, spacious bungalow set on a generous plot, offering ample parking, a double garage, a large garden and versatile living accommodation, making it a perfect family home."

Jasmine, Valuer



A HOME LIKE NO OTHER

Set within a generous plot and enjoying far-reaching countryside views, this remarkable split-level bungalow offers an exceptional amount of space,

Homes like this seldom come to market. Occupying an enviable position with panoramic countryside views, this substantial split-level bungalow offers an abundance of flexible accommodation that can easily adapt to suit modern family life. Beautifully maintained throughout, the property provides the perfect opportunity for a new owner to update and personalise while enjoying an incredible amount of space both inside and out. From the impressive reception rooms to the dedicated snooker suite, games room and extensive gardens, every corner of this unique home offers something special.



THE FINER DETAILS

The property comprises a welcoming entrance porch and hallway, spacious living room, separate dining room, fitted kitchen, utility room, office, three

The split-level layout creates a home full of character and versatility. The main accommodation includes a generous living room, separate dining room, fitted kitchen with adjoining utility room, office, family bathroom and shower room, together with the master bedroom and integral double garage. Designed with flexibility in mind, the layout lends itself perfectly to both everyday family living and entertaining.

The lower level offers two further spacious bedrooms alongside an additional WC. The standout feature is undoubtedly the impressive entertainment wing, comprising a full-size games room, dedicated snooker suite complete with its own bar area and access to a balcony where breathtaking countryside views provide the perfect backdrop.

Set back from the road behind a private driveway, the property offers parking for at least four vehicles alongside the integral double garage. To the rear, two generous lawned gardens provide exceptional outdoor space, complemented by mature planting and uninterrupted views across the surrounding countryside. Whether relaxing with family or entertaining guests, the outdoor setting is every bit as impressive as the home itself.





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LIFE IN KIRKBY-IN-ASHFIELD

Kirkby-in-Ashfield is a thriving Nottinghamshire town that perfectly balances convenience with access to beautiful open countryside.

A wide range of supermarkets, independent shops, cafés, restaurants, schools and leisure facilities are all close at hand, making it an ideal location for families and professionals alike.

Excellent transport links via the A38, M1 and nearby rail station provide easy access to Nottingham, Mansfield, Chesterfield and Sheffield, making commuting straightforward. For those who enjoy the outdoors, the surrounding countryside offers miles of walking and cycling routes, while destinations such as Newstead Abbey, Sherwood Forest and the Peak District are all within easy reach. Combining excellent amenities, superb connectivity and a welcoming community, Kirkby-in-Ashfield continues to be one of Nottinghamshire's most sought-after places to call home.





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Key Features

Unique split-level bungalow on a substantial plot

Far-reaching countryside views from the balcony

Full-size games room with bar

Flexible accommodation with potential for additional bedrooms

Three generous double bedrooms

Integral double garage with excellent storage

Endless potential to modernise and create a forever home

Approximate Size

2924 Sq. ft

Energy Performance Certificate

Rating C

Council Tax Band

E

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