



£360,000 Freehold

41 SORREL DRIVE | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 8RW

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ESTATE AGENTS



## THE UPGRADE YOU'VE BEEN WAITING FOR!...

Welcome to this stunning five-bedroom, three-storey detached home, perfectly situated in the popular area of Kirkby-in-Ashfield, close to excellent amenities, schools and transport links. Combining modern style with spacious living, this property is a true standout, ideal for growing families or those seeking their forever home.

From the moment you step into the welcoming hallway, you'll feel the inviting flow of this home. The heart of the property is the modern kitchen, complete with a central island that provides both a practical workspace and a sociable spot for casual dining or catching up with family. From here, a door opens into the bright conservatory, where surrounding windows fill the space with natural light and double doors lead directly out to the garden — creating a seamless connection between indoors and outdoors. The spacious living room is perfect for relaxing with loved ones, while double doors open into the dining room — an ideal setting for family meals or entertaining guests. A convenient ground-floor WC completes this level.

Upstairs, the first floor presents four generously sized bedrooms, offering plenty of flexibility for family living. One of the bedrooms enjoys the benefit of its own en-suite shower room. A stylish family bathroom with a modern suite serves this level, ensuring practicality for a busy household. Rising to the top floor, the master suite is a real highlight — a private sanctuary boasting fitted wardrobes and its own en-suite.

Externally, the property features a private driveway and single garage, ensuring secure parking and storage. The rear garden has been thoughtfully designed for low-maintenance living, with a decked area and artificial lawn — perfect for summer entertaining or quiet evenings outdoors. Adding to its appeal is a separate garden bar, offering a versatile space that can be used for entertaining, hobbies, or simply relaxing, tailored to your lifestyle needs.





#### Entrance Hall

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

#### Kitchen 12'6" x 13'5"

The kitchen is complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated eye level double oven, gas hob with hood over and a central island. With a door providing access into the conservatory.

#### Conservatory 7'11" x 11'7"

With surrounding windows and double doors opening onto the garden.

#### Living Room 12'7" x 14'8"

With carpeted flooring and windows to the front elevation. With double doors opening into the dining room.

#### Dining Room 8'11" x 11'6"

With carpeted flooring and double doors opening onto the garden. With a door providing access into kitchen.

#### WC 4'5" x 6'3"

Complete with a low flush WC and a hand wash basin. With a window to the front elevation.

#### Landing

With access into;

#### Bedroom Two 11'6" x 12'7"

With carpeted flooring, fitted cupboard and a window to the rear elevation. This room benefits from its own en-suite facility.

#### En-suite 5'6" x 5'10"

Complete with a three piece suite including a shower, low flush WC and a hand wash basin. With a window to the side elevation.

#### Bedroom Three 12'7" x 12'9"

With carpeted flooring and windows to the front elevation.



#### Bedroom four 6'4" x 8'11"

With carpeted flooring and a window to the front elevation.

#### Bedroom Five 6'2" x 9'0"

With carpeted flooring and a window to the rear elevation.

#### Bathroom 5'8" x 7'0"

Complete with a three piece suite including a bath, low flush WC and a hand wash basin.

#### Landing

With access into;

#### Bedroom One 15'8" x 20'0"

With carpeted flooring, window to the front elevation, fitted wardrobe and a velux window. This room benefits from its own en-suite facility.

#### En-suite 5'11" x 11'0"

Complete with a four piece suite including a bath, shower, low flush WC and a hand wash basin. With a velux window.

#### Outside

Externally, the property offers a private driveway leading to a single garage, providing secure parking and storage. The rear garden is designed with low-maintenance living in mind, featuring a decked area and artificial lawn, perfect for relaxing or entertaining. A separate garden bar adds a fantastic social space, ideal for gatherings with family and friends.

#### Garage 8'11" x 21'5"

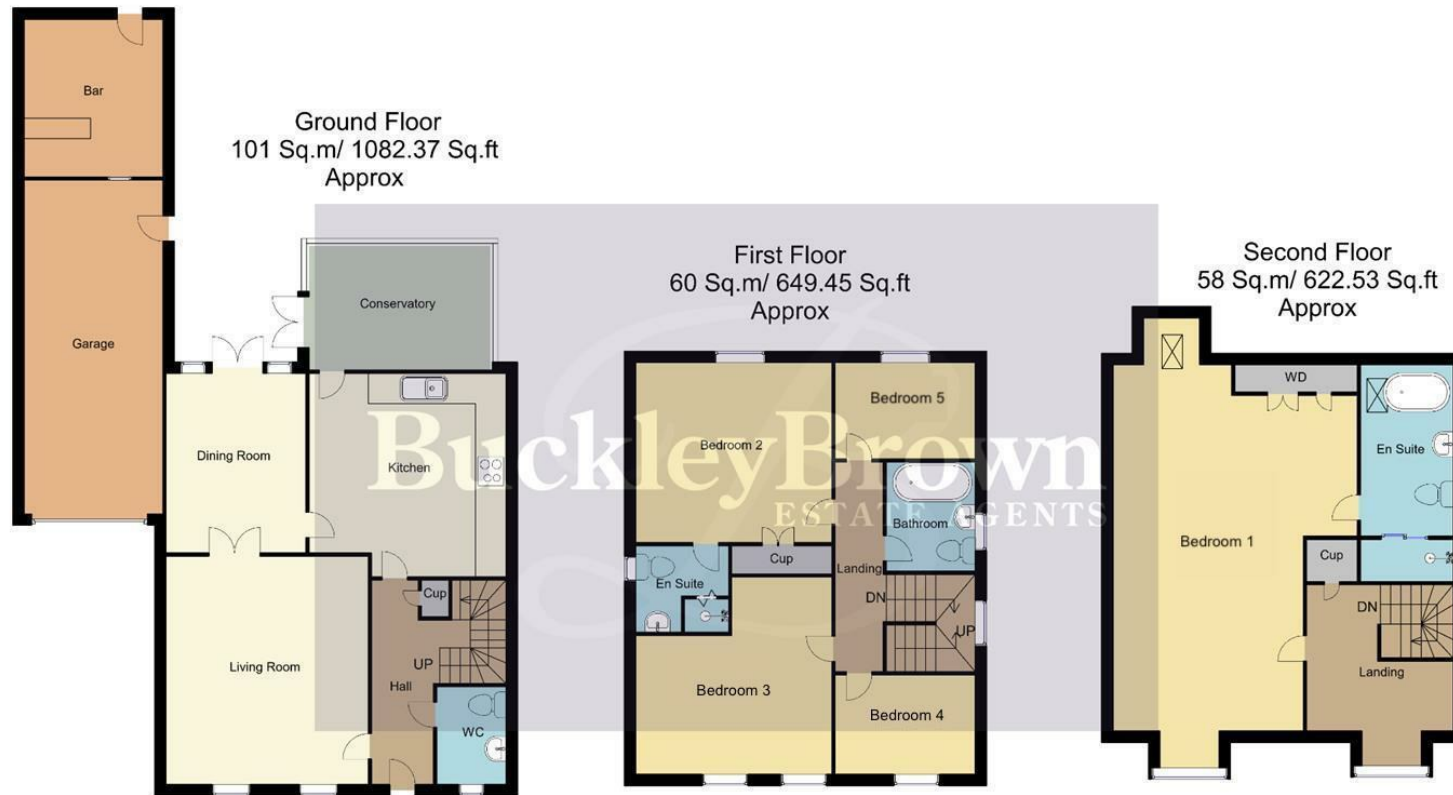
Accessible from the front and side elevation.

#### Bar 8'11" x 10'1"

A fantastic feature of this property is the garden bar, offering a unique and versatile space that can be tailored to suit your needs. Whether you'd like a dedicated spot for entertaining, a hobby room, or even a quiet retreat to relax, this space provides plenty of flexibility to make it your own.







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 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	81	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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