

BuckleyBrown
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£240,000

Frederick Avenue, Kirkby-In-Ashfield,
Nottingham,

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

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"Stop scrolling and pick up the phone, this is one not to miss. An exceptional opportunity has arrived on Frederick Avenue. Offering a high-spec finish, this three-bedroom semi-detached home is ready to move straight into, complete with a fully equipped garden bar, perfect for entertaining. This is a rare combination that will be hard to resist."

- Courtney, Valuer



READY FOR IT'S NEW OWNERS

A beautifully presented semi-detached family home offering spacious and versatile accommodation across two floors, complemented by a superb garden room positioned at the foot of the garden.

Featuring a modern fitted kitchen, two bathrooms for added convenience, and three bedrooms, this attractive home is perfectly suited to growing families, home workers, or those seeking additional flexible living space. The property enjoys well-proportioned reception rooms, a practical layout, and a detached garden room that provides endless possibilities as a home office, gym, studio, or entertaining space.

THE FINER DETAILS

Upon entering the property, you are welcomed into a central entrance hall with staircase rising to the first floor.

The hall provides access to the principal ground floor accommodation and creates an inviting first impression. To the front of the property sits a comfortable living room, offering a bright and relaxing space for everyday family life. Its generous proportions make it ideal for both relaxing and entertaining. Moving through the ground floor, the dining room provides an excellent formal dining area and naturally links the living accommodation with the kitchen, creating a practical flow throughout the home. To the rear, the modern fitted kitchen is a standout feature, offering ample worktop and storage space together with room for day-to-day family living. The kitchen benefits from direct access to the rear garden, making it perfect for outdoor dining and entertaining during the warmer months. Also on the ground floor is a convenient shower room, providing excellent flexibility for busy households and guests alike.

The first floor accommodation comprises three bedrooms and a family bathroom. The principal bedroom enjoys a pleasant position overlooking the rear aspect, while the second bedroom is another well-proportioned double room. A third bedroom provides an ideal nursery, child's bedroom, dressing room, or home office depending on requirements. Completing the first floor is the family bathroom, meaning the property benefits from two bathroom facilities overall – a highly desirable feature for modern family living.

Externally, the rear garden leads to an impressive detached garden room situated at the bottom of the garden. This versatile space offers fantastic potential as a home office, gym, hobby room, studio, games room, or additional entertaining area, enhancing the property's appeal and flexibility.

Overall, this is a well-maintained and thoughtfully arranged family home that combines practical living space with modern conveniences and valuable additional accommodation.





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LIFE IN KIRKBY-IN-ASHFIELD

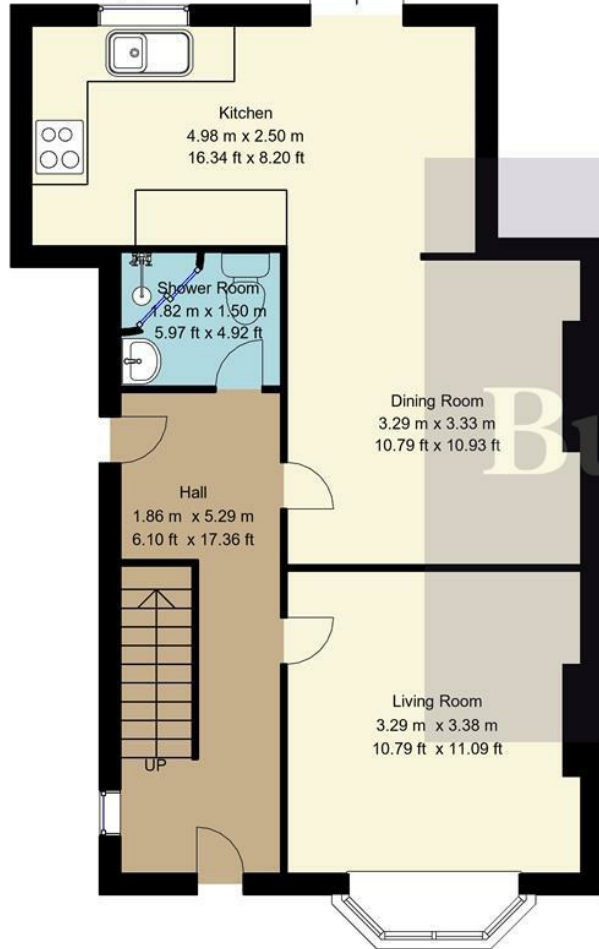
Kirkby-in-Ashfield is an area of Nottinghamshire, a location that has become increasingly popular with families.

Thanks to its affordability, practical commuter links and access to green open spaces. The area offers a good balance between everyday convenience and outdoor lifestyle, making it particularly appealing to growing families.

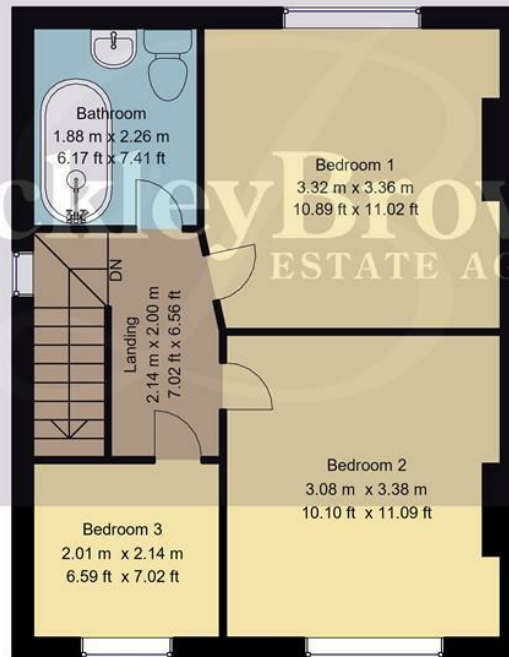


Life in NG17 offers the perfect blend of convenience and community. Residents benefit from excellent transport connections, a choice of well-regarded schools, extensive green spaces and a wide range of everyday amenities. Whether enjoying a weekend walk through nearby country parks, commuting via the M1 or local rail links, or simply making the most of the area's family-friendly atmosphere, this location continues to prove popular with buyers seeking space, value and a strong sense of community.

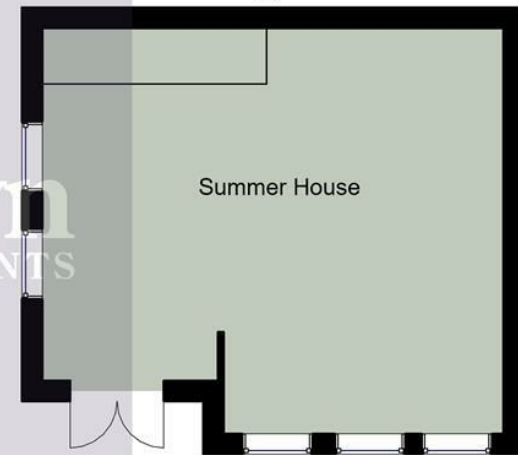
Ground Floor
51sq.m/548.19sq.ft
Approx



First Floor
38sq.m/407.55sq.ft
Approx



Suumer House
23sq.m/247.56sq.ft
Approx



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

Semi-detached family home

Beautifully presented throughout

Three well-proportioned bedrooms

Two bathrooms for added convenience

Flexible accommodation ideal for families

Modern kitchen with separate dining Room

Detached garden room creating flexible uses - home office, relaxation hub, games room

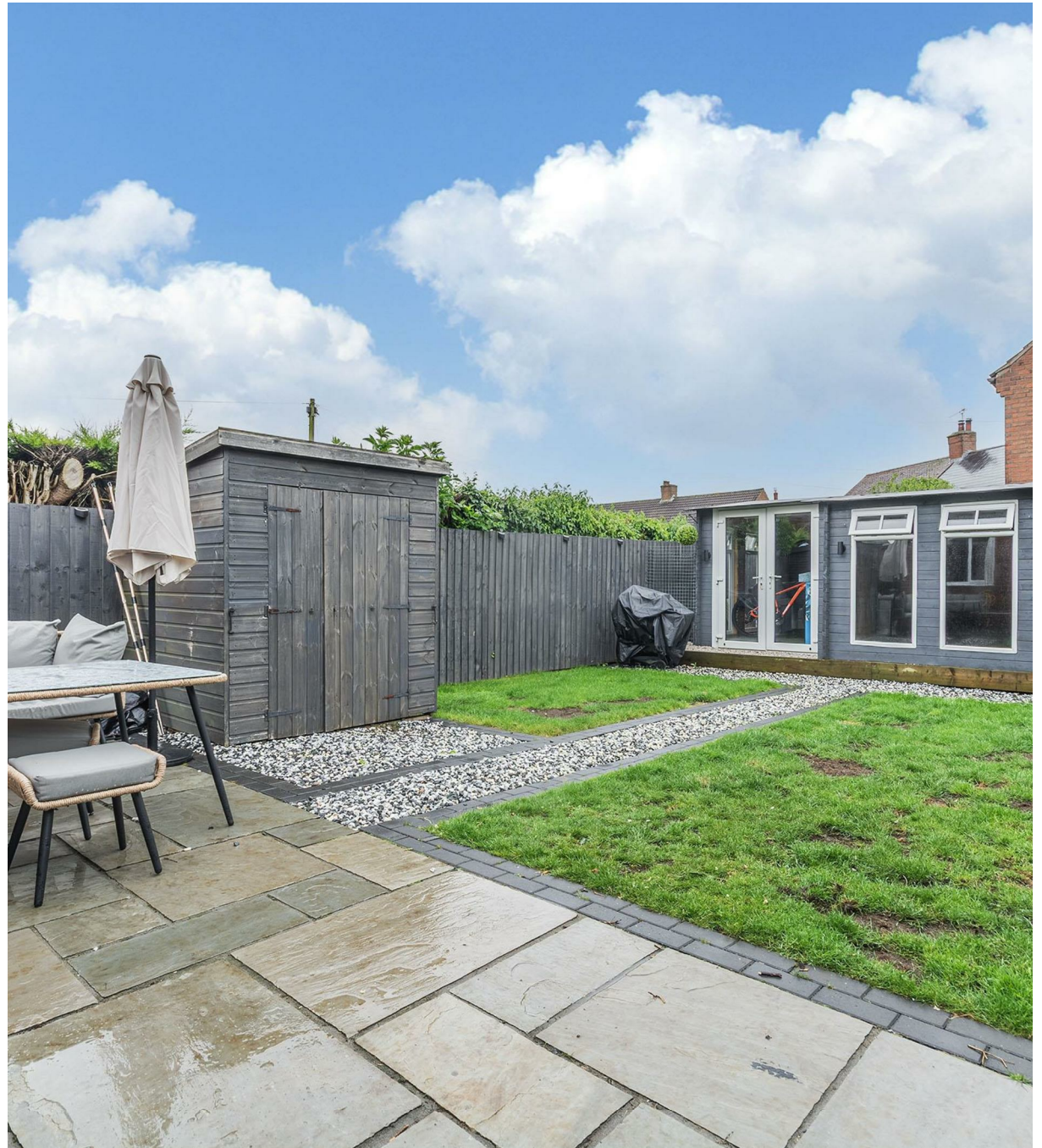
Generous rear garden and off road parking for added convenience

Approx Sq Ft - 955.74

EPC Rating - D

Council Tax Band - B

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exceptional representation.

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