



£390,000

Church Hill, Kirkby-In-Ashfield,
Nottingham,

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

BuckleyBrown
ESTATE AGENTS

"A truly unique three-bedroom detached family home, finished to an impeccable standard throughout. Boasting generous living space, stylish interiors and a distinctive charm, this exceptional property is perfect for families seeking something a little special."

- Tim, Valuer



EXCEPTIONAL FAMILY HOME

Boasting stylish interiors, generous living accommodation and beautifully presented external space, this exceptional property perfectly combines character, comfort and modern living.

Ideal for growing families, professional couples or those looking to upsize, this is a home that stands out from the crowd, offering the perfect setting for entertaining, relaxing and enjoying family life. A rare opportunity to secure a distinctive home that is ready to be enjoyed from day one.



THE FINER DETAILS

The ground floor welcomes you with a bright entrance porch leading into an inviting hallway, setting the tone for the spacious and characterful accommodation throughout.

The generous living room features a unique fireplace, creating an attractive focal point, while a versatile dining room offers the perfect space for family meals and entertaining. The fully equipped contemporary kitchen combines style and practicality, complemented by a bright conservatory overlooking the rear garden and providing direct access outside. Completing the ground floor is a handy utility area and a conveniently positioned WC.

Upstairs, the first floor offers three generously sized bedrooms, providing comfortable accommodation for families, couples or those requiring additional space for a home office. The principal bedroom benefits from fitted wardrobes, offering useful built-in storage, while a stylish three-piece family bathroom is accessed from the landing and completes the internal accommodation.

Externally, the property continues to impress with its attractive frontage, featuring beautifully maintained lawns, steps leading to the entrance and a gravel driveway providing off-road parking. The lawn extends around to the rear of the property, creating a generous outdoor space with plenty of potential for relaxing and entertaining. A garage further enhances the practicality of this unique home, providing additional storage or secure parking.





BuckleyBrown
ESTATE AGENTS







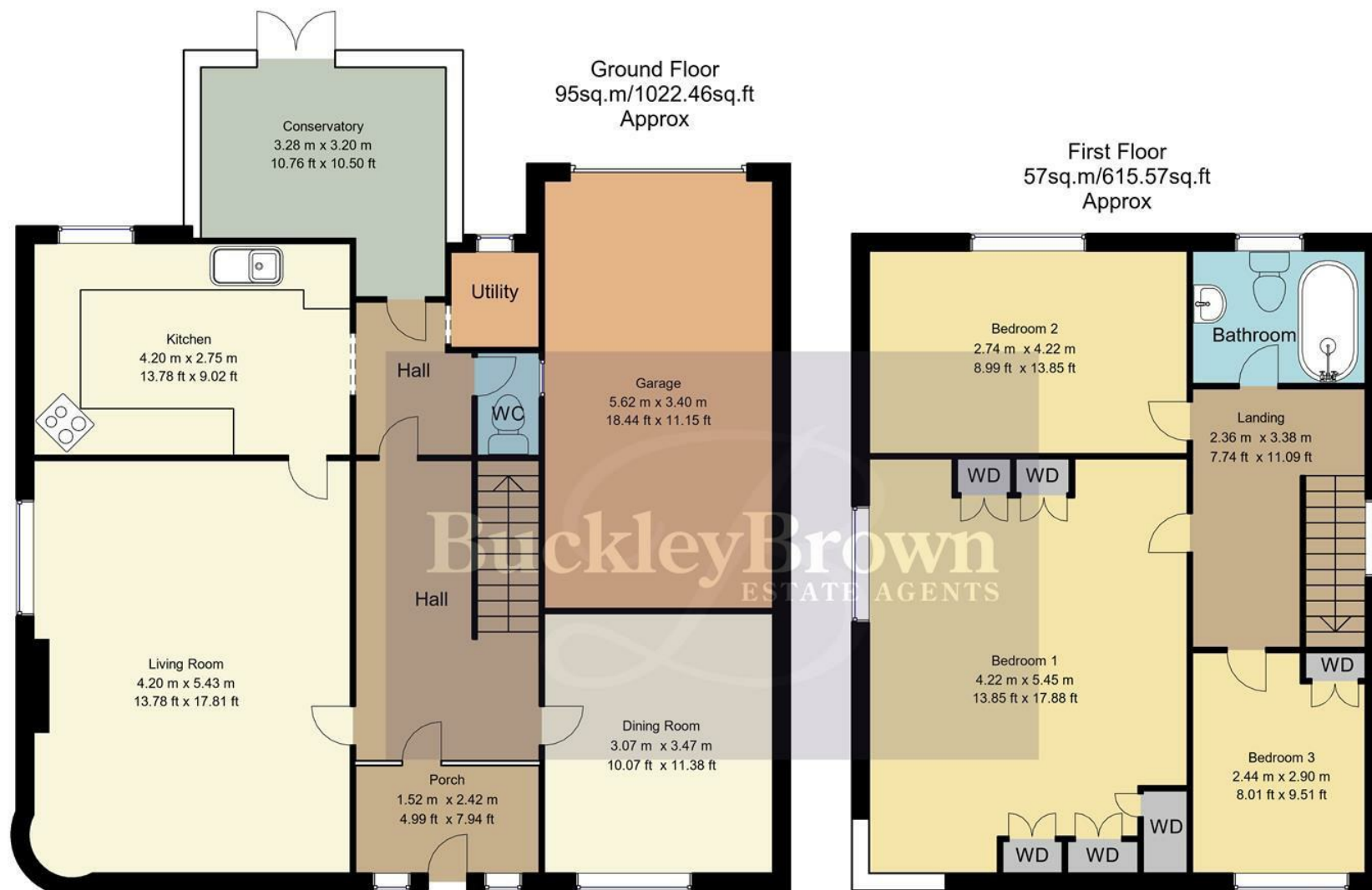
LIFE IN KIRKBY-IN-ASHFIELD

Living in Kirkby-in-Ashfield offers a great balance of everyday convenience, community spirit and a relaxed suburban lifestyle.

The town provides a variety of local shops, supermarkets, cafés, restaurants and essential amenities, alongside schools, healthcare facilities and leisure options to suit families and professionals alike. With a range of property styles, established residential areas and a welcoming community atmosphere, Kirkby-in-Ashfield is an appealing place to call home, whether you're taking your first step onto the property ladder or looking for a home to accommodate a growing family.

For those who enjoy the outdoors, the area benefits from nearby parks, green spaces and scenic countryside, offering plenty of opportunities for walking, cycling and family outings. Kirkby-in-Ashfield also benefits from convenient transport links, with its railway station providing connections towards Nottingham and beyond, while road links make travelling to Mansfield, Sutton-in-Ashfield and the wider Nottinghamshire area straightforward. Combining local amenities with access to both countryside and larger towns, Kirkby-in-Ashfield is an excellent choice for those seeking a well-connected location with a strong sense of community.





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

Unique three bedroom detached home

Spacious living room with feature fireplace

Contemporary kitchen and bright conservatory

Versatile dining room and separate utility room

Beautiful wrap around garden, gravel driveway and garage

Convenient ground floor wc

Council tax band-D

EPC rating- D

Size- 1637sqft approx

BuckleyBrown
ESTATE AGENTS



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.

© Buckley Brown Estate Agents 2026. All rights reserved.

Exceptional homes deserve
exceptional representation.

Let's Chat.

01623 633633

mansfield@buckleybrown.co.uk
[buckleybrown.co.uk](https://www.buckleybrown.co.uk)

BuckleyBrown
ESTATE AGENTS