



£230,000

Kirkby Folly Road, Sutton-In-Ashfield,



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

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"From the moment of entry, the property conveys a strong sense of quality and space, with a layout designed to enhance both comfort and functionality, while also offering excellent scope for a buyer to personalise and tailor the accommodation to their own tastes and requirements."

- Luke, Valuer



## Simply ready to move in

***In good condition throughout, it is ready to move into while still offering scope for a buyer to personalise if desired.***

Situated within a well-regarded residential area, this well-presented three-bedroom detached home, built in 1961, has been tastefully decorated and is well maintained throughout, offering comfortable and practical living accommodation. Externally, the property benefits from a driveway providing off-road parking for one car, a garage, and well-kept front and rear gardens.



## The Finer Details

***A spacious and well-maintained home offering generous accommodation both inside and out.***

The ground floor features a large welcoming hallway leading through to a spacious open-plan living and dining room, thoughtfully divided by a feature fireplace. There is also a fully equipped kitchen and a useful rear porch with a WC, adding practicality to the well-planned layout.

The first floor offers three well-proportioned bedrooms along with a modern shower room, providing comfortable and versatile accommodation suited to a range of buyers.

Externally, the front of the property benefits from a well-kept lawn, private driveway and garage, while to the rear lies an extensive garden, mainly laid to lawn and beautifully framed with decorative shrubs, creating an attractive and private outdoor space.





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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.***

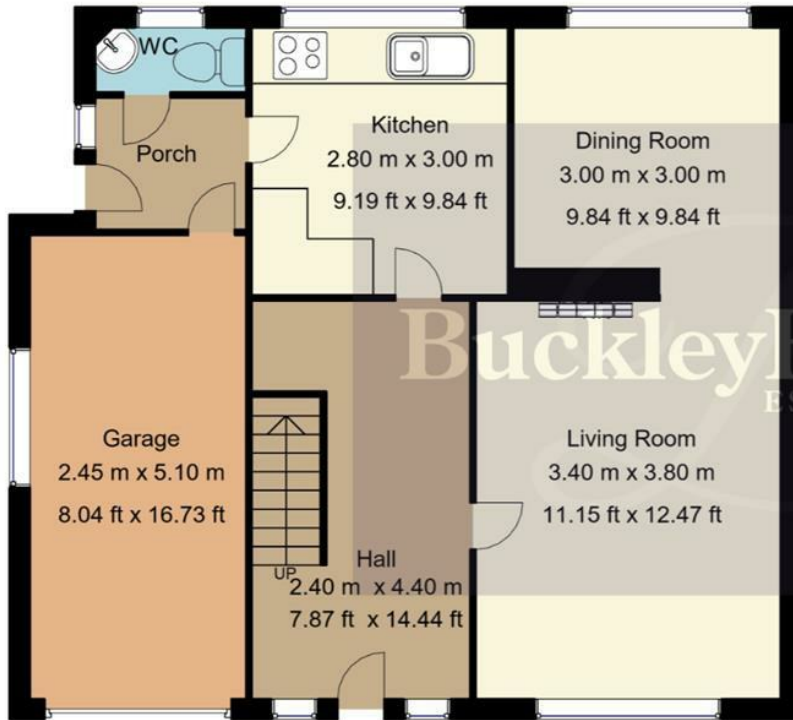
Ideally positioned close to Mansfield and within easy reach of Nottingham, the town appeals to a wide range of buyers seeking convenience, accessibility and a well-served residential location.

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.

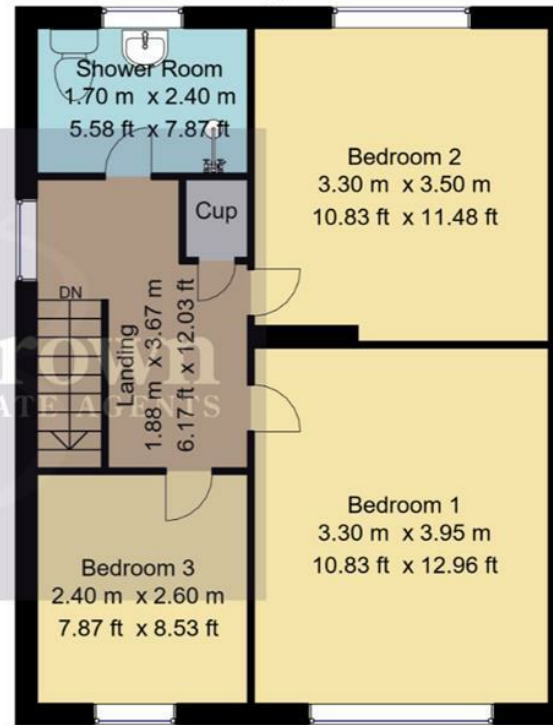
Surrounded by pockets of open space and access to nearby countryside, Sutton-in-Ashfield offers a balance between town living and access to the outdoors. Local parks and walking routes provide opportunities for leisure and relaxation, while the wider Nottinghamshire countryside is only a short distance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



Ground Floor  
63sq.m/677.99sq.ft  
Approx



First Floor  
45sq.m/488.75sq.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

Well maintained condition throughout

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Open plan living/dining room

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Three generous sized bedrooms

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Fully equipped kitchen

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Private driveway and a single garage to the front

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Expansive lawn garden to the rear

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EPC Rating - D

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Council Tax Band - C

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exceptional representation.

Let's Chat.

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