



Guide Price £500,000 - £520,000  
Chadburn Road, Linby, Nottingham,



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"Homes like this rarely come to the market, offering spacious accommodation across three floors. The principal bedroom is a stunning retreat, complete with a luxurious en-suite and dressing room. This absolutely gorgeous home has been impeccably maintained throughout to an exceptional standard, boasting

-Jasmine, Valuer



## *A fantastic opportunity in a popular setting*

*From the moment you arrive, this impressive detached home exudes warmth, style, and quality. Beautifully presented throughout, the accommodation has been thoughtfully designed and meticulously maintained, perfectly combining modern living with a welcoming, homely feel that will appeal to a wide range of buyers.*

The property boasts five well-proportioned bedrooms, three versatile reception rooms, a stunning modern kitchen diner, and three contemporary bathrooms. Outside, the beautifully landscaped garden provides the perfect space for relaxing or entertaining, while a double garage adds further practicality.

Situated in the sought-after village of Linby, the home is ideally located close to local shops, schools, restaurants, and excellent commuter links, making this a property not to be missed.



## Step Inside

***Nestled within the highly sought-after residential area of Linby, this stunning detached family home offers beautifully presented accommodation across three thoughtfully designed floors, perfectly suited to modern family living.***

The property welcomes you through a spacious entrance hallway, providing seamless access to the ground floor accommodation. There are two versatile reception rooms currently used as a study and office, offering flexibility for a variety of uses including a gym, playroom, snug, or additional sitting room. The generous living room enjoys an abundance of natural light and features patio doors opening onto the rear garden, creating an ideal space for both relaxing and entertaining.

At the heart of the home is the impressive kitchen diner, flooded with light from skylights, large windows, and doors leading out to the garden. Beautifully fitted with modern cabinetry and a range of integrated appliances, this stylish space is perfect for family life and social gatherings alike. A separate utility room provides additional practicality, while a convenient downstairs WC completes the ground floor.

To the first floor are four well-proportioned bedrooms, with bedroom two benefitting from double fitted wardrobes and its own contemporary en-suite shower room. The family bathroom is beautifully appointed with a four-piece suite comprising a panelled bath, separate shower cubicle, wash basin, and WC.

Occupying the entire top floor is the luxurious principal suite, offering an impressive private retreat. This superb space features a dressing room with double wardrobes and a stunning en-suite bathroom fitted with a four-piece suite including double sinks, a separate shower cubicle, and a bath, creating a true sense of luxury.

Externally, the property benefits from a driveway providing ample off-street parking alongside a double garage. To the rear is a beautifully landscaped garden featuring a patio seating area, mature borders, and a well-maintained lawn — ideal for outdoor entertaining and family enjoyment.

Viewing is highly recommended to fully appreciate the exceptional space, versatility, and quality this wonderful home has to offer.





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## Life in

***Linby is a charming and highly regarded Nottinghamshire village, offering an attractive blend of rural character, community spirit and convenient access to nearby towns and cities. Nestled just north of Nottingham and close to Hucknall and Papplewick, the village provides a peaceful setting that appeals to buyers seeking countryside surroundings without compromising on connectivity.***

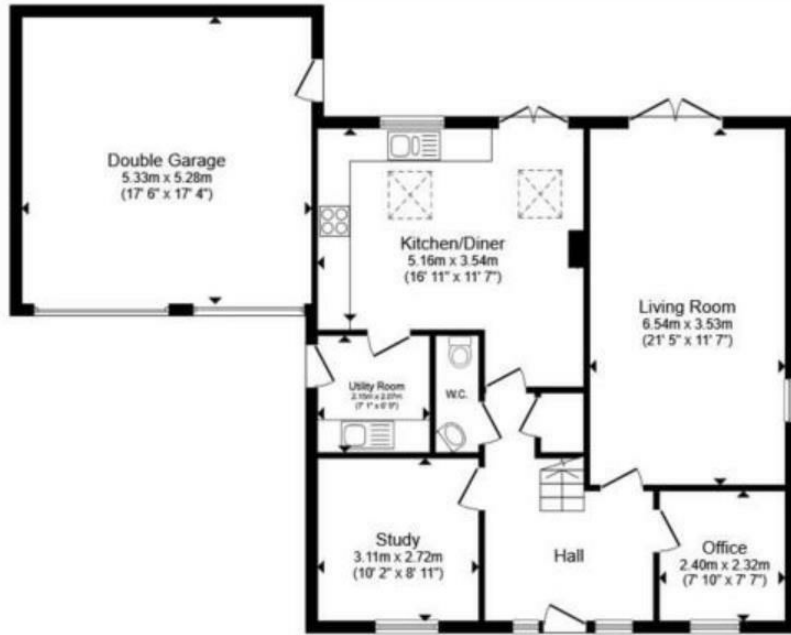
Steeped in history and character, Linby is known for its picturesque streets, period homes and welcoming village atmosphere. The village itself retains a strong sense of identity, centred around its historic church, traditional village green and well-supported local amenities. Residents enjoy the benefits of a close-knit community, with local pubs, nearby cafés and regular community events contributing to the village's enduring appeal.



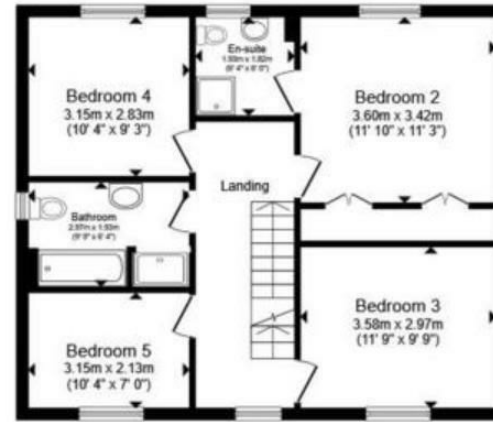
Surrounded by beautiful Nottinghamshire countryside, Linby is particularly well suited to those who enjoy outdoor living. The area offers excellent walking, cycling and recreational opportunities, with nearby woodland, bridleways and open green spaces providing a scenic backdrop for everyday life. Newstead Abbey, Bestwood Country Park and the wider Sherwood Forest area are all within easy reach, making the location especially attractive to nature lovers and families alike.

Despite its tranquil setting, Linby remains exceptionally well connected. The village benefits from convenient access to Hucknall's tram and rail links, providing direct routes into Nottingham city centre and beyond. The nearby A611 and M1 motorway also offer straightforward road connections to Nottingham, Mansfield and Derby, making Linby an appealing option for commuters seeking a balance between village living and accessibility.

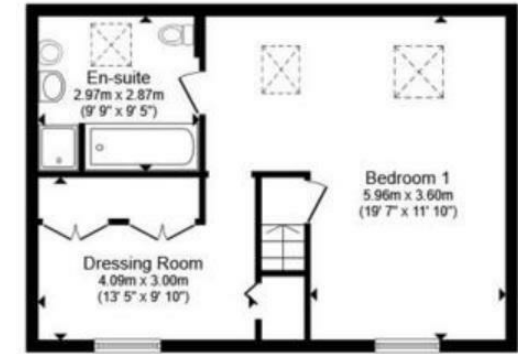
Linby is particularly popular with families, professionals and downsizers looking for a high-quality village lifestyle within easy reach of everyday amenities. With its combination of character, countryside surroundings and strong transport connections, Linby continues to be one of Nottinghamshire's most desirable and sought-after village



**Ground Floor**



**First Floor**



**Second Floor**

## Key Features

Located in the highly sought-after village of Linby

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Stunning detached family home set over three spacious floors

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Beautifully presented throughout with modern, high-quality finishes

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Impressive open-plan kitchen diner with skylights and integrated appliances

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Spacious living room with patio doors opening onto the rear garden

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Driveway providing ample off-street parking & Double garage

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Ideal home for modern family living and entertaining

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Viewing highly recommended to appreciate the space and quality on offer

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Council Tax: F

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Energy performance rating B87

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exceptional representation.

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