



£170,000

Carsic Road, Sutton-In-Ashfield,



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"Lovingly maintained by its current owners, this well-presented three-bedroom semi-detached home is ready for its next chapter, offering an expansive garden that's ideal for children, pets, and outdoor family living."

- Luke, Senior Valuer



## NO ORDINARY ADDRESS

Occupying a generous plot with an expansive rear garden, this lovingly maintained three-bedroom semi-detached home presents an excellent opportunity for its next owners.

Having been cherished by the current owners, the property has been exceptionally well cared for throughout, offering well-balanced accommodation that's ready to enjoy while providing scope to personalise over time. The impressive garden is a real highlight, creating the perfect outdoor space for children, pets, family gatherings and entertaining during the warmer months.



## THE FINER DETAILS

*Stepping inside, the property offers well-proportioned accommodation that has been thoughtfully designed for modern family living.*

The ground floor comprises a welcoming and versatile living room, leading seamlessly through to an impressive open-plan kitchen and dining area spanning the full width of the property. Flooded with natural light, the kitchen diner is fitted with sliding doors opening onto the rear garden, creating an ideal space for both everyday family life and entertaining.

To the first floor, the property benefits from three generously proportioned bedrooms, all served by a modern three-piece family bathroom suite. The well-balanced layout provides comfortable accommodation suitable for a range of buyers, from first-time purchasers to growing families.

Externally, the property enjoys attractive kerb appeal with a low-maintenance decorative gravel frontage. To the rear, the expansive lawned garden offers an excellent outdoor space with ample room for seating, entertaining, and children's play, making it a wonderful extension of the home during the warmer months.





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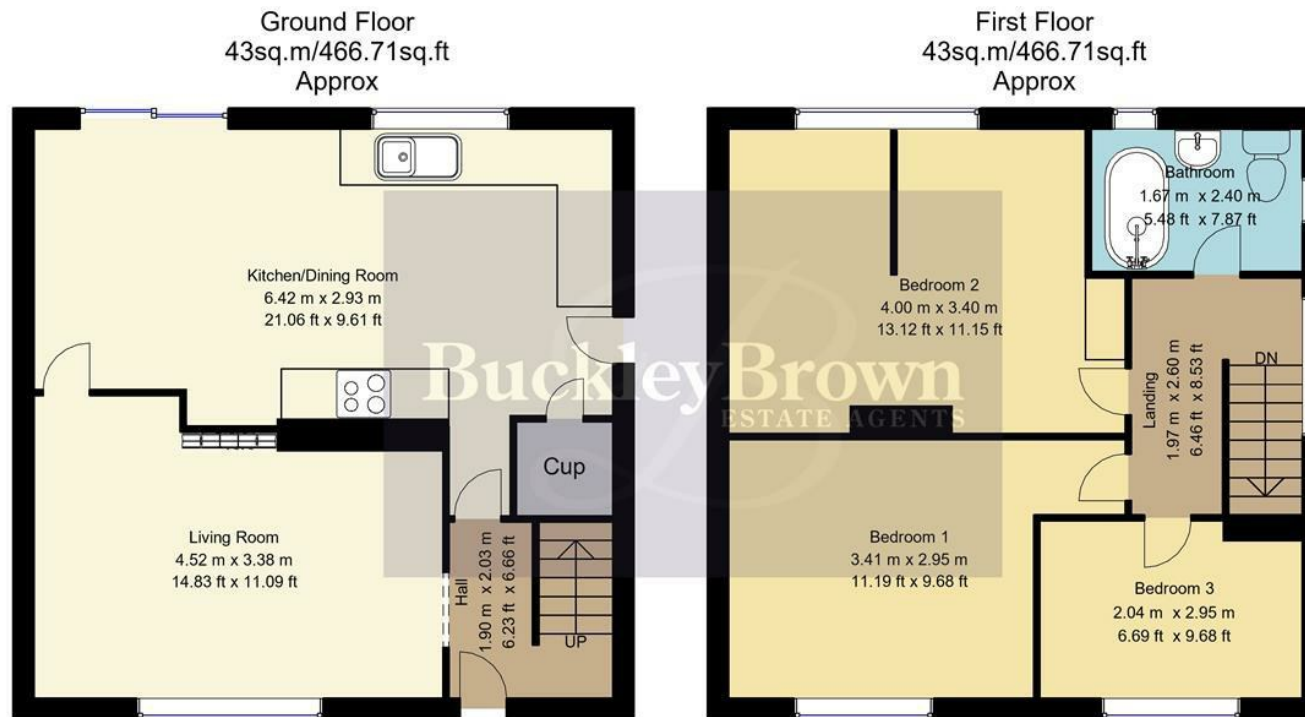
## LIFE IN SUTTON-IN-ASHFIELD

*Situated in the heart of Sutton-in-Ashfield, the property enjoys a convenient location with a wealth of everyday amenities close at hand.*

The town centre offers a variety of independent shops, supermarkets, cafés and leisure facilities, while excellent schooling for all ages, healthcare services and nearby parks make the area particularly appealing to families. Residents also benefit from superb transport links, with easy access to the A38 and M1 motorway, providing straightforward connections to Nottingham, Mansfield and beyond.

For those who enjoy the outdoors, Sutton-in-Ashfield is surrounded by an abundance of green spaces and countryside, including the popular Brierley Forest Park and nearby Newstead Abbey, offering scenic walking and cycling routes. A range of sports clubs, gyms and recreational facilities further enhance the area's appeal, creating a well-balanced lifestyle that combines the convenience of town living with easy access to nature and leisure opportunities.





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

Lovingly maintained throughout by its current owners

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Open plan kitchen/dining room

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Versatile living room with generous proportions

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Modern three piece family bathroom

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Expansive rear garden ideal for families

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Ideal for first time buyers and growing families

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Size Approximately 932 sq.ft

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EPC Rating D

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Council Tax Band A

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exceptional representation.

Let's Chat.

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