



£145,000 Freehold

13 LARWOOD CRESCENT | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 9DU

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"Nestled in a peaceful, village-like setting, this property offers a rare sense of calm while remaining conveniently located. A true blank canvas, it presents endless potential to personalise. Ideal as a starter home or a smart investment opportunity, it's ready to be shaped into something special."

- Tim, Valuer





FULL OF POTENTIAL

This is a fantastic opportunity to acquire a well-presented home with plenty of potential.

From the moment you arrive, this home immediately exudes warmth, character, and quality, creating a strong first impression. The accommodation throughout has been thoughtfully designed and well maintained, offering a blend of modern convenience and homely charm that will appeal to a wide range of buyers, from growing families to those looking for a more relaxed lifestyle. While already a wonderful home, it also presents an exciting opportunity for the next owner to put their own stamp on it and further enhance its full potential.

THE FINER DETAILS

A well-presented home offering practical living in a convenient setting.

The ground floor offers a spacious and welcoming living room, alongside a fully equipped kitchen/diner designed for modern living. Sliding doors open directly onto the rear garden, creating a bright and airy space that's perfect for both everyday use and entertaining.

Upstairs, the property features two well-proportioned bedrooms, both offering comfortable accommodation, along with a family bathroom.

Externally, there is a garage located slightly down the road, providing useful storage or parking, while to the rear the



home benefits from an enclosed patio area, ideal for outdoor seating and low-maintenance enjoyment.

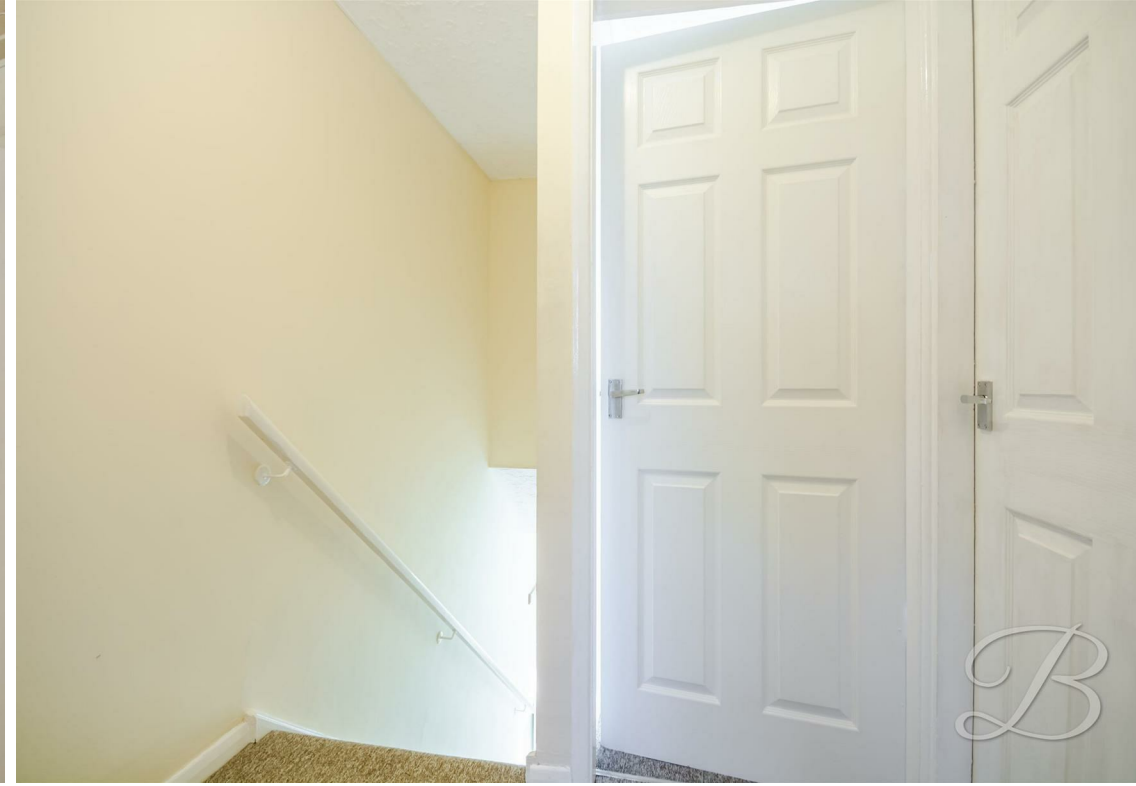
LIFE IN KIRKBY-IN-ASHFIELD

Kirkby-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 between Mansfield and Nottingham, the town appeals to a wide range of buyers seeking convenience, accessibility and a welcoming neighbourhood atmosphere.

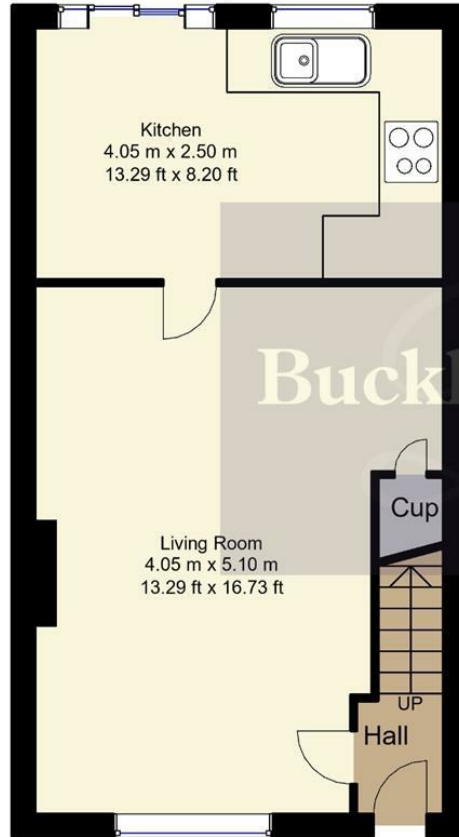
The town itself offers a good range of everyday amenities, centred around its traditional high street and local shopping areas. Residents benefit from access to

supermarkets, independent shops, cafés and leisure facilities, as well as a selection of schools and healthcare services. Kingsway Park and the nearby leisure centre provide valuable recreational spaces, making the area particularly attractive for families and those who enjoy an active lifestyle.

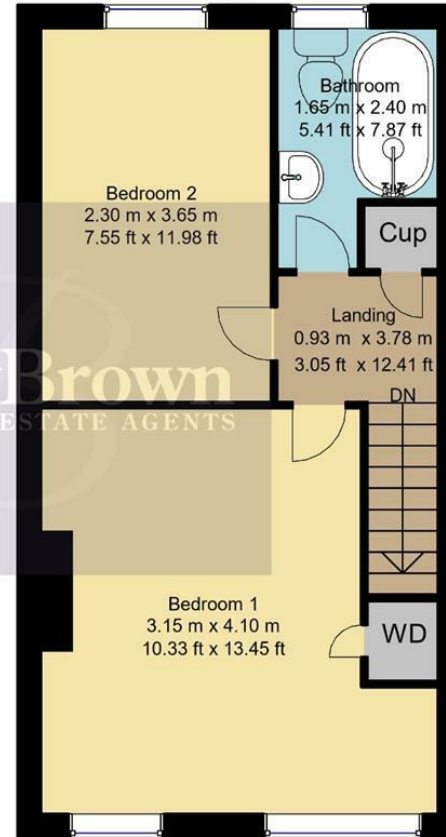
Surrounded by areas of open space and countryside, Kirkby-in-Ashfield is well suited to outdoor enthusiasts. Local parks, nature reserves and walking routes offer opportunities for relaxation and recreation, while the nearby countryside and woodland areas provide scenic settings for longer walks and cycling. These green spaces contribute to the town's balance of urban convenience and outdoor appeal.



Ground Floor
33sq.m/359.42sq.ft
Approx



First Floor
33sq.m/359.42sq.ft
Approx



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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.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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