

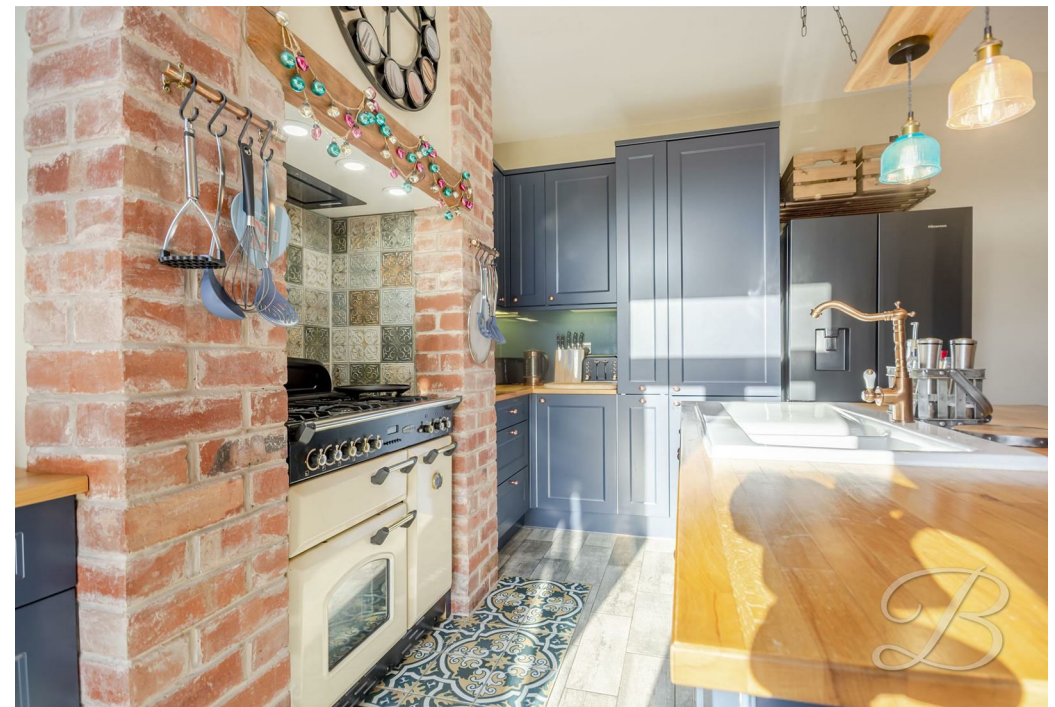


£220,000 Freehold

130 KIRKBY ROAD | | SUTTON-IN-ASHFIELD | NG17 1GH

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"Incredibly well presented and fully renovated to a high standard, this home beautifully retains much of its original character. I particularly appreciated the generous downstairs space, featuring a newly fitted kitchen and diner—perfect for both everyday living and entertaining, creating a stylish and welcoming heart to the home."





Ready for its next chapter

This beautifully presented three-storey terraced townhouse offers spacious and thoughtfully arranged accommodation throughout, seamlessly blending charming character features with modern living.

Outside, the property benefits from a private rear garden, thoughtfully designed to offer both relaxation and practicality. A dedicated patio seating area provides the perfect setting for outdoor dining and entertaining, while an area of well-maintained lawn adds a touch of greenery and balance to the space. This secluded garden creates an inviting outdoor retreat, complementing the elegance and comfort found within the home.

This is a rare opportunity to acquire a home where sophistication, space, and thoughtful design come together seamlessly—truly a property not to be missed.

A home that simply feels right

This exceptional three-storey terraced townhouse has been beautifully curated to offer an elegant blend of refined living, generous proportions, and timeless character, all presented to an impeccable standard throughout.

The ground floor provides a sophisticated sense of arrival, featuring a beautifully proportioned living room that exudes warmth and charm, alongside a stylish kitchen and dedicated dining area—perfectly designed for both relaxed everyday living and elegant entertaining. A discreet WC completes this thoughtfully arranged level.

On the first floor, the luxurious principal suite enjoys its own private ensuite, offering a calm and comfortable retreat. This level also hosts a well-appointed fourth bedroom and a beautifully finished family bathroom, all designed with



quality and comfort in mind.

The second floor continues to impress, offering two further spacious double bedrooms, each filled with natural light and offering versatile accommodation ideal for guests, family, or bespoke work-from-home spaces.

Throughout the home, great care has been taken to preserve character features while maximising space and flow, resulting in a residence that feels both substantial and effortlessly elegant.

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.

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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			80
(81-91) B			
(69-80) C			
(55-68) D		68	
(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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