

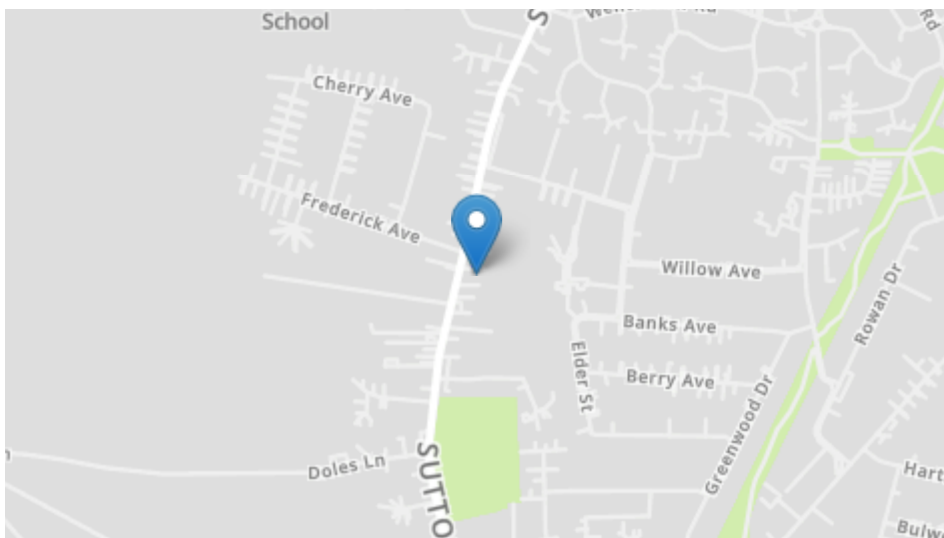
Sutton Road, Kirkby-in-Ashfield, NG17 8GZ

Guide Price £525,000



Sutton Road, Kirkby-in-Ashfield, NG17 8GZ

Guide Price £525,000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	79
England, Scotland & Wales		EU Directive 2002/91/EC	



want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 29889648

Our Seller says....

- Substantial Detached Family Home
- Four/Five Double Bedrooms
- Spacious Lounge
- Modern Dining Kitchen With Underfloor Heating
- Snug/Reception
- Ground Floor WC & En Suite To Primary Bedroom
- Three Piece Bathroom Suite
- Large Immaculately Maintained Rear Garden
- Ample Off Road Parking
- Great Road & Public Transport Links

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



*** GUIDE PRICE £525,000 - £550,000 *** A STUNNING STATEMENT ON SUTTON ROAD! *** This substantial four/five bedroom detached family home offers an exceptional amount of space, style and versatility—perfectly suited for modern family living and ready to be your forever home. Beautifully presented throughout, the property boasts a spacious lounge with feature fireplace and French doors opening onto the rear garden, alongside a superb modern dining kitchen complete with central island and underfloor heating—creating the true heart of the home. Additional ground floor space includes a versatile reception room/bedroom five, a separate snug, and a convenient WC. To the first floor are four generously sized bedrooms, with the impressive primary suite benefiting from its own en suite, alongside a contemporary three piece family bathroom. Outside, the property continues to impress with ample off road parking to the front, while the rear showcases a large, immaculately maintained garden featuring multiple seating areas, a picturesque koi pond with bridge, expansive lawn and a summer house—perfect for both relaxing and entertaining. Ideally located in Kirkby-in-Ashfield, the property enjoys excellent access to local amenities, well-regarded schools and a variety of shops, supermarkets and leisure facilities. The area is well connected for commuters, with strong road links including the M1 nearby, as well as reliable public transport options and rail connections providing easy access to Nottingham and beyond. Surrounded by a mix of town convenience and nearby green spaces, this location perfectly balances everyday practicality with a family-friendly environment. This outstanding home truly needs to be viewed to be fully appreciated—contact our team today to arrange your viewing! 0115 938 5577 (Option 2)

Ground Floor

Entrance Hall

UPVC entrance door, storage cupboard, stairs to first floor and doors to garage, wc, reception room/bedroom 5, dining kitchen and lounge.

WC

WC, pedestal sink, partially tiled walls, ceramic tiled flooring and radiator.

Lounge

7.54m x 3.22m (24' 9" x 10' 7") Double doors from the entrance hall, uPVC double glazed window to the rear, French doors to the rear garden, feature fireplace with inset electric fire, ceiling spotlights, Kamdean flooring and radiator.

Reception Room/ Bedroom 5

3.44m x 3.08m (11' 3" x 10' 1") UPVC double glazed bay window to the front, uPVC double glazed window to the side, feature fireplace and radiator.

Reception Room/Snug

5.09m x 2.60m (16' 8" x 8' 6") UPVC double glazed window to the front and radiator.

Breakfast Kitchen

7.36m x 3.13m (24' 2" x 10' 3") A range of wall and base units with worksurfaces incorporating an inset 1.5 sink & drainer unit. Integrated appliances including waist height double electric oven, microwave, dishwasher, washing machine / tumble dryer, coffee machine, induction hob with extractor over and wine cooler. Central island with further storage, uPVC double glazed windows to the rear and side, tiled flooring, ceiling spotlights, electric under floor heating and uPVC door to the rear garden.

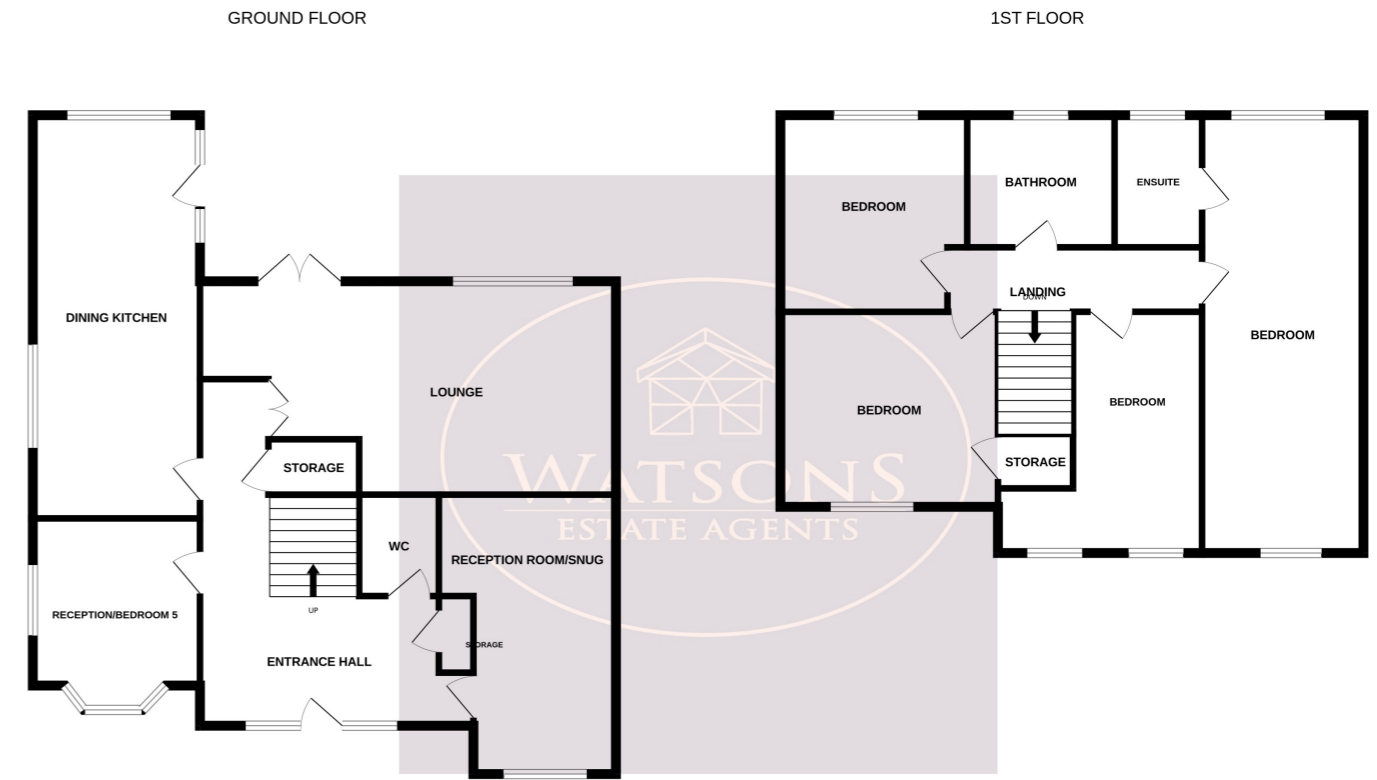
First Floor

Landing

Doors to all bedrooms and bathroom.

Bedroom 1

7.94m x 2.75m (26' 1" x 9' 0") UPVC double glazed windows to the front and rear, fitted wardrobe, door to the ensuite and radiator.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Ensuite

White three piece suite comprising wc, vanity sink with further storage and mains fed cubicle shower. Obscured uPVC double glazed window to the rear, chrome heated radiator, extractor fan, ceiling spotlights, ceramic tiled flooring and tiled walls.

Bedroom 2

4.12m x 4.00m (13' 6" x 13' 1") Two uPVC double glazed windows to the front and radiator.

Bedroom 3

3.97m x 3.55m (13' 0" x 11' 8") UPVC double glazed window to the front, ceiling spotlights and radiator.

Bedroom 4

3.34m x 3.10m (10' 11" x 10' 2") UPVC double glazed window to the rear and radiator.

Bathroom

White three piece suite comprising wc, vanity sink with further storage and spa bath with mains fed shower over. Obscured uPVC double glazed window to the rear, chrome heated towel rail, extractor, ceiling spotlights, integrated speaker, laminate wood flooring and tiled walls.

Outside

To the front of the property is a double wrought iron gate and a large paved driveway, giving access to the entrance door, enclosed by brick walls. The rear garden features a raised artificial lawn area, stone steps down to the patio area, with a range of well established plants and shrubbery, a timber bridge over a koi fish pond, leading to the expansive turfed lawn, with a range of well established trees, plants and shrubbery, as well as a timber summer house; the garden is palisaded by timber fencing.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided us with the following information; the gas boiler is located on the ground floor, it is six years old and was last serviced in March 2026. The solar panels are owner, please ask for more details.