



MABEL AVENUE | SUTTON-IN-ASHFIELD | NG17 5HA

BuckleyBrown
ESTATE AGENTS

MODERN BEAUTY! Here we have a gorgeous four bedroom, detached property which has been immaculately presented over the years! With a terrific internal layout and spacious, modernised, rooms and quality fixtures and fittings. Standing proud in Sutton-In-Ashfield, the property is in close proximity to amenities, as well as local schools and commuter links!

Upon entry, you'll first be presented with the spacious living room featuring stylish decor, paired fabulously with the bay front window. The open plan layout works perfectly here and flows seamlessly to the dining area where you'll find an abundance of room for sit down meals. If that's not enough, there is also an inviting conservatory with beautiful views of the garden. Just across from here is the kitchen/diner- this is superbly modernised room hosting shaker cabinets and units, complemented well with tiled flooring. Let's not forget the well-sized sitting room benefitting from French doors providing easy access to the rear garden. Completing this floor is a handy office to the front which is perfect for working from home, or a quiet space to study. You'll certainly love the underfloor heating, as well as the solid wood internal doors which can be found throughout.

The first floor occupies four stunning bedrooms which have all been lovingly presented. The master bedroom offers a luxurious feel with the private en-suite facility and spacious dressing room with fitted wardrobes and ample space for getting ready. In addition, there is a fabulous family bathroom which has been finished to a high standard.

The outside area augments the home wonderfully! To the front there's a sizeable driveway which can be easily accessed through the electric gates, providing off-street parking. To the rear there are two attractive tiled patio areas that accompanies a sizeable lawn, making this the ideal spot to bask in the summer sunshine!





Entrance Hallway

With oak flooring, down lights, central heating radiator and carpeted staircase leading to the first floor.

Kitchen/Dining Room 15'10" x 15'11"

Fitted with modern shaker style cabinets and units, complementary work surface, inset sink with a mixer tap above, cooker, splash back, extractor fan, space and plumbing for a washing machine and tumble dryer. Along with coving, down lights, tiled flooring with underfloor heating and French doors providing access to the rear garden.

Sitting Room 9'7" x 11'0"

With tiled flooring, underfloor heating, double windows to the side elevation and French doors leading outside.

Office 9'0" x 10'5"

With carpet to flooring, underfloor heating, built-in speakers and window to the front elevation.

WC

Fitted with a low flush WC, wash hand basin and central heating radiator.

Living Room 11'8" x 12'1"

With carpet to flooring, feature fireplace, underfloor heating, coving, built-in speakers and bay window to the front elevation.

Dining Room 11'8" x 12'9"

With carpet to flooring, central heating radiator, underfloor heating, coving and access to the conservatory.

Conservatory 11'2" x 11'8"

With laminate flooring, surrounding windows and French doors leading outside.

Bedroom One 16'0" x 10'4"

With carpet to flooring, central heating radiator, coving, built-in speakers, and Juliet Balcony overlooking the rear garden. Together with access to a beautiful dressing room and private en-suite.



En-Suite 5'8" x 7'4"

Complete with an enclosed shower, low flush WC, wash hand basin, chrome heated towel rail, underfloor heating and full height tiling.

Dressing Room

With carpet to flooring, central heating radiator, coving, fitted wardrobes and window to the front elevation.

Bedroom Two 12'4" x 12'11"

With carpet to flooring, modern fitted wardrobe, coving, down lights, central heating radiator and window to the rear elevation.

Bedroom Three 12'1" x 12'4"

With carpet to flooring, central heating radiator, fitted wardrobe, coving, down lights and bay window to the front.

Bedroom Four 6'6" x 7'4"

With carpet to flooring, coving and window to the front elevation. This space works well as a home office.

Bathroom 7'2" x 8'2"

Complete with a bath, enclosed shower, low flush WC, wash hand basin with vanity storage, chrome heated towel rail, neutral tiling, underfloor heating and an opaque window to the rear elevation.

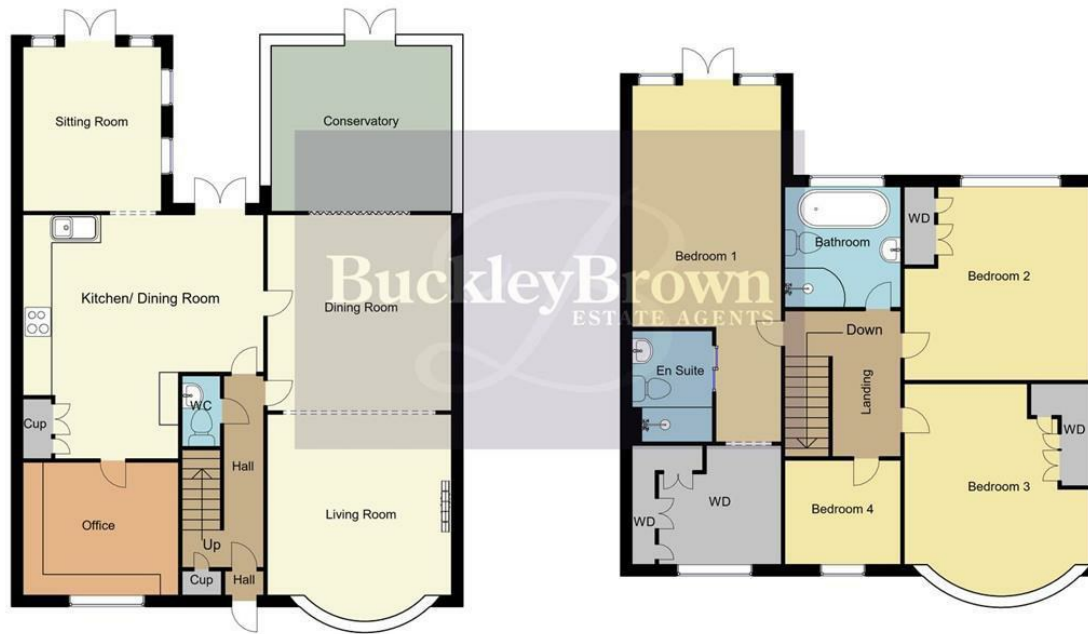
Outside

With an electric gated entrance leading to a block driveway for ample off-street parking. There is a spacious, enclosed garden to the rear which has been immaculately presented with two patio seating areas, maintained lawn, gravelled border and surround.



Ground Floor
94 Sq.MT/ 1011.81 Sq.FT
Approx.

First Floor
82 Sq.MT/ 882.64 Sq.FT
Approx.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		67	
(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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