



POLLY LEYS | | SUTTON-IN-ASHFIELD | NG17 4PP

**BuckleyBrown**  
ESTATE AGENTS

B-E-A-UTIFUL...This wonderful four-bedroom detached house is nestled in the quiet area of Sutton-In-Ashfield and located near shops and local amenities. Offering convenient off-street parking and a gorgeous interior, this property could be your next family home! Let's take a look around..

The ground floor accommodation boasts a bright and airy entrance hall which leads us to the living room, a spacious reception room with large French doors allowing plenty of natural light to fill the room. This lounge offers the perfect relaxing space to unwind. The kitchen/diner is truly stunning, offering a range of modern cabinetry with work surfaces above, integrated appliances and a barista seating area. This is a dreamy room for those who enjoy cooking. Not to mention the dining area, which provides ample space for a large table and chairs, this room is a great sociable setting for hosting dinner parties! There is also a WC on the ground floor for added convenience.

Now that you've seen all the ground floor has to offer, let's take a walk upstairs, where you will be just as impressed! From the landing, you'll gain access to four well-sized bedrooms, one of which is currently being utilised as an office. The master bedroom comprises built-in wardrobes and the luxury of its own private ensuite. All of the bedrooms have been lovingly maintained and offer space and flexibility to add your own stamp. The modern bathroom hosts a three-piece suite with a shower over the bath.

The outside space complements the property perfectly and presents a spacious and private rear garden, including a patio seating area with a pergola and a well-maintained lawn. There is also a private driveway to the rear of the property, providing space for handy off-road parking, along with a double garage for added convenience. Call today to arrange a viewing!





**Hall**

With access to;

**Living Room 11'8" x 18'0"**

With window to front elevation and french doors to rear elevation.

**Kitchen/Dining Room 18'2" x 17'10"**

With a range of cabinetry and work surfaces over including space for appliances. With a window and french doors to rear elevation.

**WC**

Including a low flush WC and hand wash basin.

**Landing**

With access to;

**Bedroom One 14'7" x 11'3"**

With window to front elevation.

**Bedroom Two 8'11" x 10'8"**

With window to front elevation.

**Bedroom Three 10'3" x 7'4"**

With window to front elevation.

**Office/Bedroom Four 8'11" x 7'1"**

With window to rear elevation.

**Bathroom 5'5" x 6'4"**

With window to rear elevation.

**Ensuite 4'9" x 6'4"**

With window to side elevation.

**Outside**

Including a double garage and driveway to the rear of the property. The garden hosts an enclosed lawn and patio area.





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 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.

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			89
(81-91) B		79	
(69-80) C			
(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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