



Offers Over £240,000 Freehold

HIGH TOR | SUTTON-IN-ASHFIELD | NG17 3EX

**BuckleyBrown**  
ESTATE AGENTS



STANDING PROUD!...Welcome to this charming three-bedroom detached home, perfectly situated in Sutton-in-Ashfield. This delightful property features a driveway providing convenient off-street parking and is ideally located with excellent transport links, including the A38 for easy commuting. Local schools and amenities are within close proximity, making this an ideal home for families and professionals alike.

As you enter, you will find a spacious open-plan living and dining area, offering ample space for furnishings and creating a welcoming atmosphere. The traditional kitchen is well-appointed with dual aspect windows that fill the space with natural light, and a door leading to the outside. Additionally, there is a small bedroom which is currently being used as a versatile study/office space, perfect for remote working or studying, and a family bathroom completing the ground floor.

The first floor offers two well-sized bedrooms, each featuring fitted wardrobes that provide ample storage space. There is also access to a loft space for additional storage. A convenient WC completes this floor.

The property benefits from an integral garage, providing secure parking or extra storage options. To the rear, you will find an enclosed garden with a well-maintained lawn, mature trees, and shrubbery, creating a beautiful and established setting to enjoy in the summer.

Contact us today to arrange a viewing and see all that this lovely property has to offer!





Living Room 11'8" x 15'9"  
With carpet to flooring, central heating radiator, coving and window to the front elevation.

Dining Room 8'2" x 17'9"  
With carpet to flooring, central heating radiator, coving and sliding doors leading outside.

Kitchen 9'9" x 12'7"  
With shaker style wall and base units, work surface, extractor fan, space for a freestanding cooker, tiled walls, inset sink, plumbing for a washing machine, carpeted flooring and dual aspect windows.



Bedroom Three/Study 6'4" x 8'11"  
Versatile space with window to the rear elevation.

Bathroom 5'5" x 6'7"  
Complete with a panelled bath, low flush WC, pedestal sink, half height tiling and an opaque window to the side elevation.

Bedroom One 11'8" x 12'6"  
With carpet to flooring, central heating radiator, fitted wardrobe and window to the front elevation. Along with access to the loft.

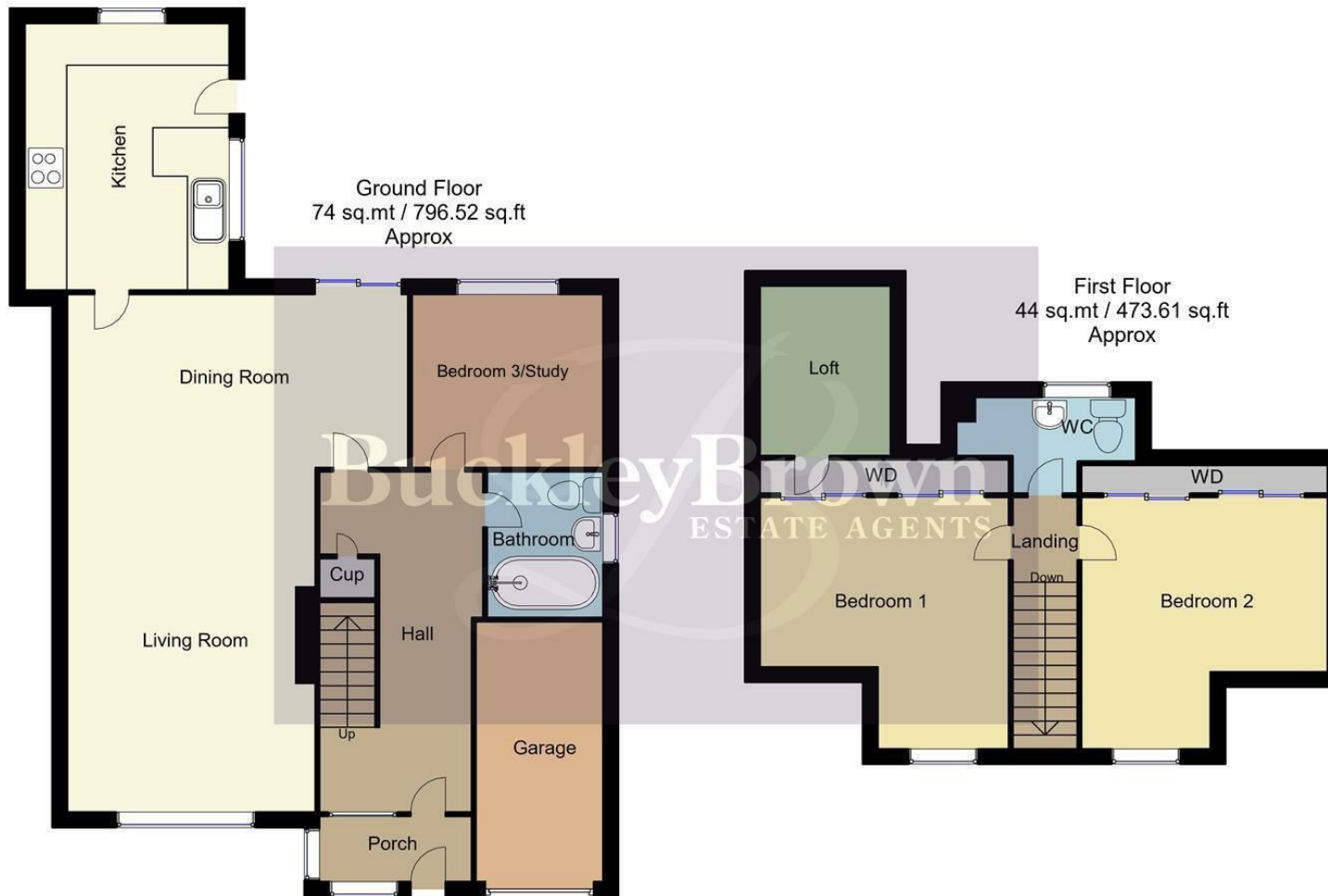
Bedroom Two 11'7" x 12'6"  
With carpet to flooring, central heating radiator, fitted wardrobe and window to the front elevation.

WC  
Fitted with a low flush WC and wash hand basin.

Outside  
With a driveway providing ample off-street parking and an integral garage. There is an enclosed garden to the rear with a maintained lawn, mature trees and shrubbery.







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. Specially 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) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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