



Offers Over £900,000 Freehold

COXMOOR ROAD | | SUTTON-IN-ASHFIELD | NG17 5LF

BuckleyBrown
ESTATE AGENTS

A HOME TO ADORE... We were absolutely blown away by this 6 bedroom, 4 bathroom family home and can't wait for you to step inside. The property, which boasts approximately 3400sqft of living accommodation, offers a contemporary, family orientated layout along with hints of traditional charm throughout.

Having spilt level living, set across three floors, the entrance leads you into the ground floor initially where you will find the living quarters. This includes the incredible kitchen diner, family lounge, dining room, utility and a guest WC. An amazing feature to this floor has to be the balcony which stretches across the majority of the rear and can be access from either the kitchen or living room. Standing on the balcony is a statement in itself giving views over the incredible garden and fields beyond.

Heading down to the lower ground floor you will find three bedrooms including the master suite which is truly enviable with a walk in wardrobe, en-suite and seating space leading to patio doors to the rear garden. The second bedroom is just as impressive with it's own en suite and seating space too. To complete the lower ground floor is a four piece family bathroom.

The top floor offers an additional three bedrooms and another family bathroom including a three piece suite. We were impressed by the landing too, offering the space and versatility to suit a buyers individual needs, it could be a study, reading nook or simply a beautiful feature.

Finally, the outdoor space... offering electric gated access, ample parking and a double garage, it's perfect for a grown family. The rear continues to WOW with a fantastic immediate garden leading down to your very own woodland retreat.





Ground Floor

Entrance Hall

With tiled flooring and underfloor heating, windows to the front elevation and access to the ground floor living

Kitchen Diner

Complete with stunning shaker style wall, base and drawer units with two styles of contrasting work surfaces creating a statement piece of the room. Appliances include two eye level ovens, an integrated microwave and warming drawer, induction hob, dishwasher and space for an 'American style' fridge freezer. Further to this is a built in larder cupboard allowing for plentiful storage. The room is finished with underfloor heating, ample space for relaxing and informal dining along with patio doors to the rear balcony.

Lounge

The main focal point has to be the gorgeous log burner set into a bricked inset and having a wood beam above, tiled flooring, underfloor heating, double door access to the dining room and patio doors to the rear balcony.

Dining Room

Compleat with tiled flooring, underfloor heating, double doors to the lounge for connivence and a window to the front elevation.

Utility

Fitted with the same shaker style units and surface as the kitchen, there is a Belfast sink, space and plumbing for a washing machine and 'Boot Room' style seating and storage. The room is finished with tiled

flooring, underfloor heating and a window to the side elevation.

Downstairs WC

With a low flush WC and sink set into a vanity unit allowing for storage, tiled flooring and window to the front elevation.

Lower Ground Floor

Master Suite

With wood flooring, underfloor heating and exceptional space for furniture and seating along with patio doors to the rear garden.

Walk in Wardrobe

With wood flooring and fitted with an array of mirrored wardrobes and shelves.

En-suite

Complete with a low flush WC, bidet, 'His &

Hers' sinks, separate glass shower cubicle and a 'Jacuzzi' Style bath with handheld shower attachment. The room is finished with tiled walls and floor and an opaque window to the size elevation.

Bedroom Two

With wood flooring, underfloor heating, fitted wardrobes and ample space for furniture and seating.

En-suite

Fitted with a low flush WC and sink set into a vanity unit along with a glass shower cubicle. The room is finished with tiled floors and walls and an opaque window to the side elevation.

Bedroom Five

With wood flooring, wardrobes and window to the rear elevation.



Bathroom

With a low flush WC and sink set into a vanity unit offering multiple storage cupboards, a separate glass shower cubicle and a bath tub with hand held shower attachment. The room is finished with tiled wall and flooring, heated towel rail and window to the side elevation.

First Floor

Landing

A versatile space which could be used to any buyers needs with a feature window to the front elevation and access to;

Bedroom Three

With carpet flooring, underfloor heating, feature window to the front elevation and velux window to the rear elevation.

Bedroom Four

With carpet flooring, under floor heating and windows to the rear elevation.

Bedroom Six / Study

With carpet flooring, underfloor heating and windows to the front elevation.

Bathroom

Complete with a three piece suite including a low flush WC, sink and bath. The room is finished with tiled walls and flooring, heated towel rail and two Velux windows to the rear.

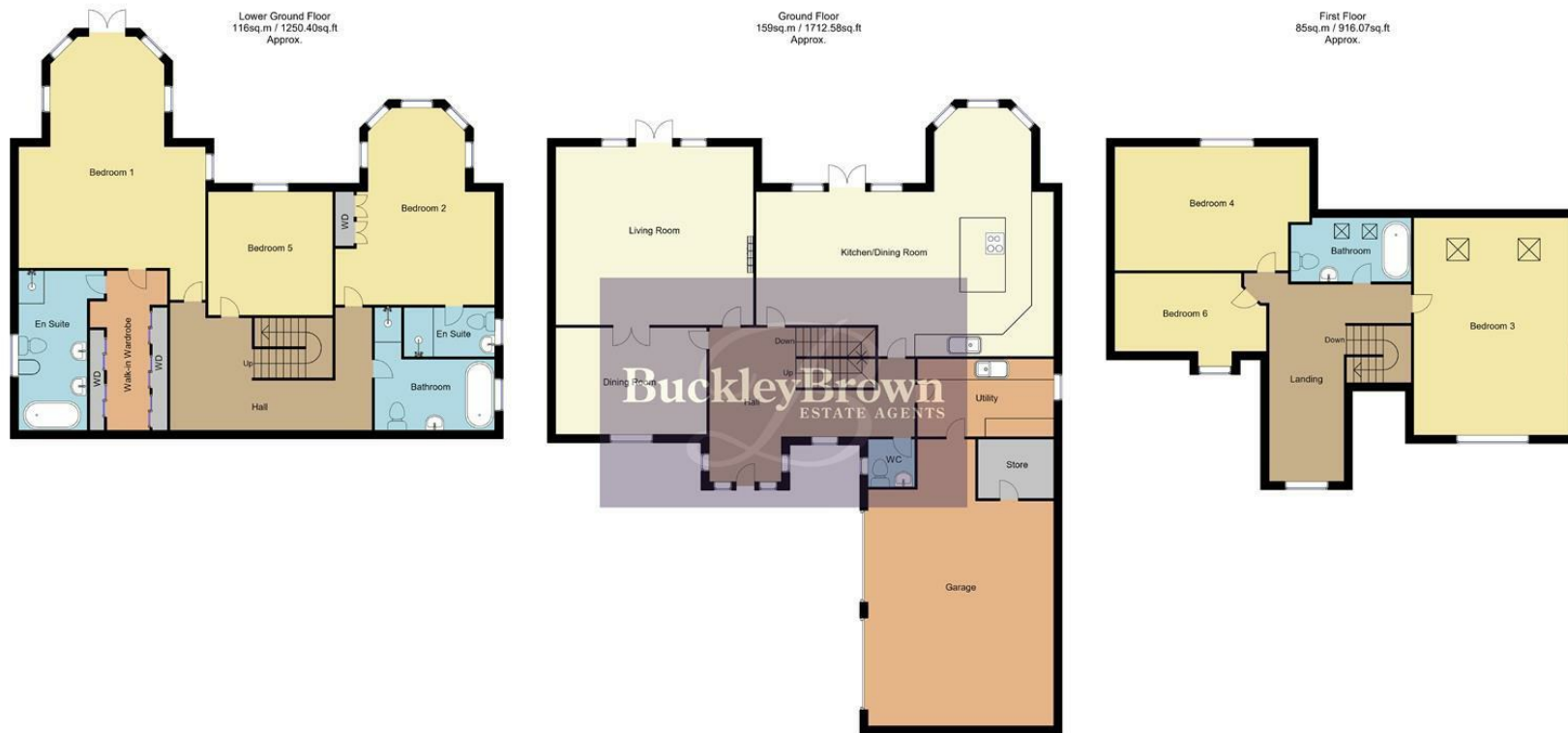
Outside

Situated on approximately a third of an acre, you will find a block paved driveway leading from the electric gated entrance to the double garage allowing for plenty of

off road parking and turning space. The rear garden is incredibly impressive with a feature balcony stretching across the majority of the ground floor including stairs down to the lower ground floor. From here, there is access to the large patio area which provides space multiple seating areas and leads to well maintained lawn with decorative borders. A fantastic addition to this house is the wooden retreat at the bottom of the garden, currently gated to create your own little sanctuary.



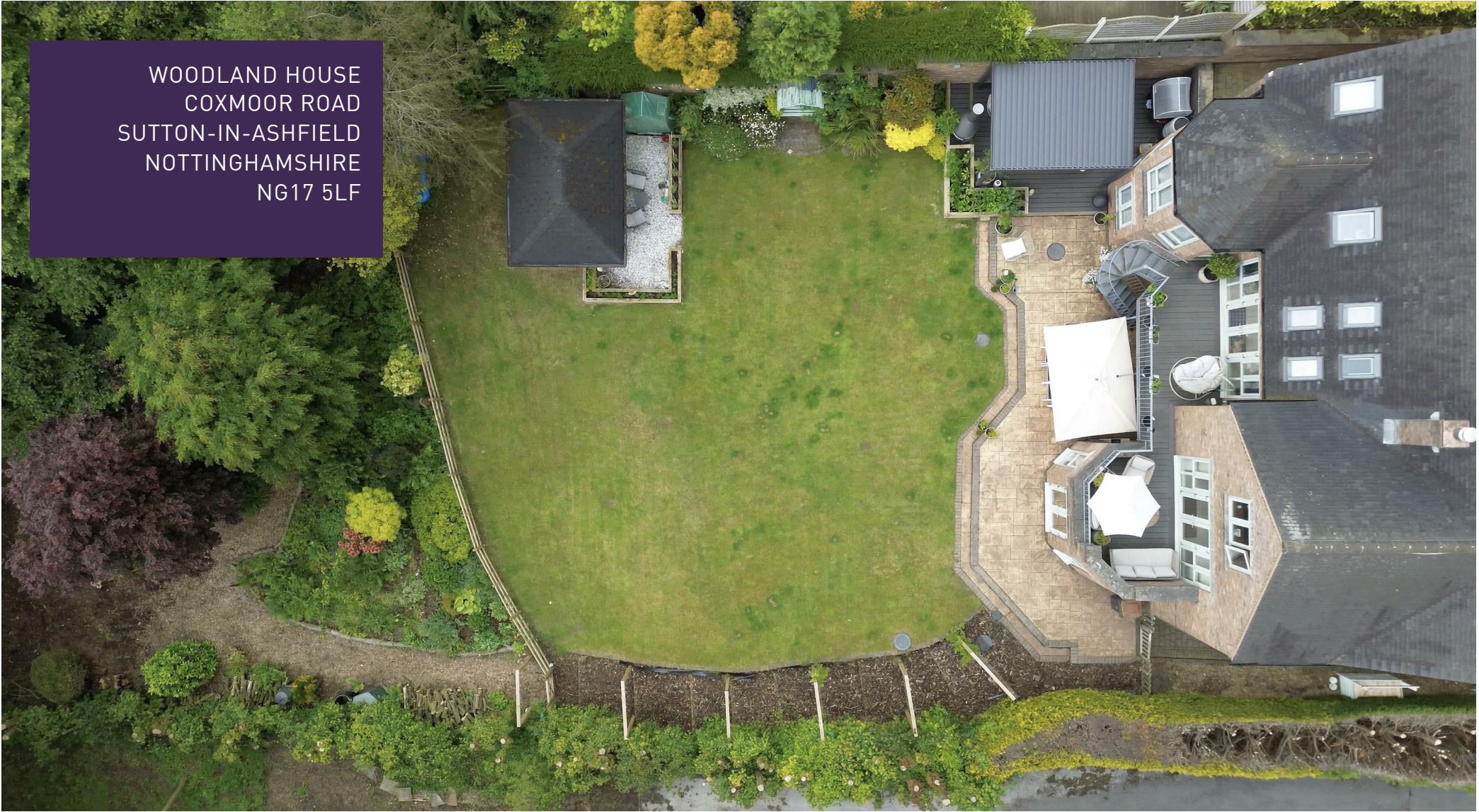




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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			
(81-91) B		80	84
(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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