



HAWTHORNE HOUSE ASHMORE AVENUE | | SUTTON-IN-ASHFIELD | NG17 2GU

BuckleyBrown
ESTATE AGENTS

YOUR NEXT HOME!... This charming detached property offers an abundance of space and character. Its condition is exceptional, mirroring the care and attention invested by the current owner. Located in Sutton_In-Ashfield close to shops, local amenities and transport links. Lets take a sneak peak...

Starting with the bay-fronted lounge is a cosy and welcoming space, featuring a feature fireplace which adds a touch of charm and warmth to the room. Just off from here you will find the kitchen. The kitchen has been fitted with a beautiful range of matching units, and ample worktop space to practice your culinary skills. You will then find the conservatory which boasts a delightful garden view and direct access to the garden itself. Completing the ground floor is a handy utility fitted with a hand wash basin and low flush WC for added convenience.

As you head upstairs you will find the three generous sized bedrooms, offering space for the whole family. The shower is modern and well-maintained, fitted with a three-piece suite in white.

The outside space compliments this home well. There is a extensive driveway to the front allowing for ample off-street parking which in turn provides access to the garage and the side of the property. The rear garden oozes personality and features a beautiful selection of plants, trees and shrubs. There is both decked and patio areas, pergola and a shed/summer house which would lend itself nicely as an outdoor bar or office space. What's not to love?

Whether you're a family seeking a new home, or a couple looking for a place with extra space, this property could be your perfect match!

Call our to team today to arrange a viewing!





Entrance Hallway

With dual aspect windows to the front and side elevation.

Living Room 14'2" x 16'5"

Spacious living room with a feature fireplace and bay front window.

Kitchen 12'2" x 14'4"

Complete with a range of matching cabinets, inset sink and drainer, integrated appliances and a window to the rear. There is also access to a handy utility and external access to the side elevation.

Utility/Downstairs WC 4'10" x 9'1"

Versatile space consisting of a hand wash basin, low flush WC, space and plumbing for a washing machine/tumble dryer. With a window to the side elevation.

Dining Room/Conservatory 9'10" x 11'3"

Light and airy with ample furniture space with surrounding windows.

Landing

With a window to the side elevation and further access to;

Bedroom One 10'9" x 12'8"

With carpeted flooring, central heating radiator and windows to the front elevation.

Bedroom Two 10'9" x 12'6"

With laminate flooring, central heating radiator and a window to the rear elevation.

Bedroom Three 8'5" x 9'2"

With laminate flooring, central heating radiator and a window to the rear elevation.

Shower Room 5'6" x 6'9"

Three piece suite comprising of a hand wash basin, low flush WC and shower. With a window to the front elevation.

Outside

Low maintenance frontage with a large paved driveway along with a garage allowing for off road parking. Extensive garden to the rear consisting of decked seating areas, lawn area, pergola, surrounding shrubs and shed.





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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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			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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