



Offers Over £330,000

WILDFLOWER GROVE | | SUTTON-IN-ASHFIELD | NG17 1NR

**BuckleyBrown**  
ESTATE AGENTS



HERE IT IS!...There is definitely more than meets the eye with this wonderful four-bedroom detached house standing beautifully with its stunning private driveway and garage! Located within the convenient area of Sutton-In-Ashfield, local shops and other amenities are only a short journey away!

The ground floor accommodation boasts a grand entrance hallway, fitted with stunning floors that flow throughout. Moving through to the light and airy living area, you will find ample furniture space to relax after a long day. This room is also fitted with a bay window allowing a wealth of natural daylight to flow through. Just around the corner, you will be met with the stunning Kitchen diner. This includes a range of matching cabinets and units with built-in appliances, perfect space to practice your culinary skills. The bifold doors really bring this room to life, making a great entertaining space for those summer months! Completing the ground floor is a handy downstairs WC.

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 have access to four bedrooms, all of which have been kept to a great standard and offer space and flexibility to add your own stamp. The master bedroom also benefits from an en suite along with three of the bedrooms having built in wardrobes. The family bathroom is just off the landing and is fitted with a three piece suite.

The outside space complements the property perfectly and presents an extensive and private rear garden with patio seating area and well maintained lawn. There is also a private driveway to the front of the property, providing spaces for parking, along with a garage for added storage.

Call today to arrange a viewing!





#### Entrance Hallway

With a cupboard under the stairs and access to;

#### Living Room 14'2" x 11'6"

Light and airy living room with windows to the side and a bay window to the front elevation.

#### Dining Room 10'6" x 6'10"

Ample furniture space with bi-folding doors to the rear giving access to the garden.

#### Kitchen 21'0" x 6'10"

Complete with a range of matching cabinets, inset sink and drainer, integrated appliances and a window to the rear elevation. There is a utility section offering space and plumbing for a washing machine/tumble dryer along with an external door to the side elevation.

#### WC

Fitted with a hand wash basin, low flush WC and a window to the front elevation.

#### Landing 8'0" x 5'5"

With a window to the front and further access to;

#### Bedroom One 13'11" x 11'11"

With carpeted flooring, central heating radiator, built in wardrobes and access to an en suite. With a window to the front elevation.

#### En Suite 4'9" x 6'11"

Three piece suite complete with a hand wash basin, low flush WC and shower. With a window to the side elevation.

#### Bedroom Two 7'0" x 9'5"

With carpeted flooring, central heating radiator, built in wardrobes and a window to the rear elevation.



#### Bedroom Three 10'4" x 9'5"

With central heating radiator, built in wardrobes and a window to the rear elevation.

#### Bedroom Four 10'10" x 6'9"

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

#### Bathroom 6'9" x 6'0"

Three piece suite comprising of a hand wash basin, low flush WC, free standing bath and a window to the rear elevation.

#### Garage 8'3" x 16'6"

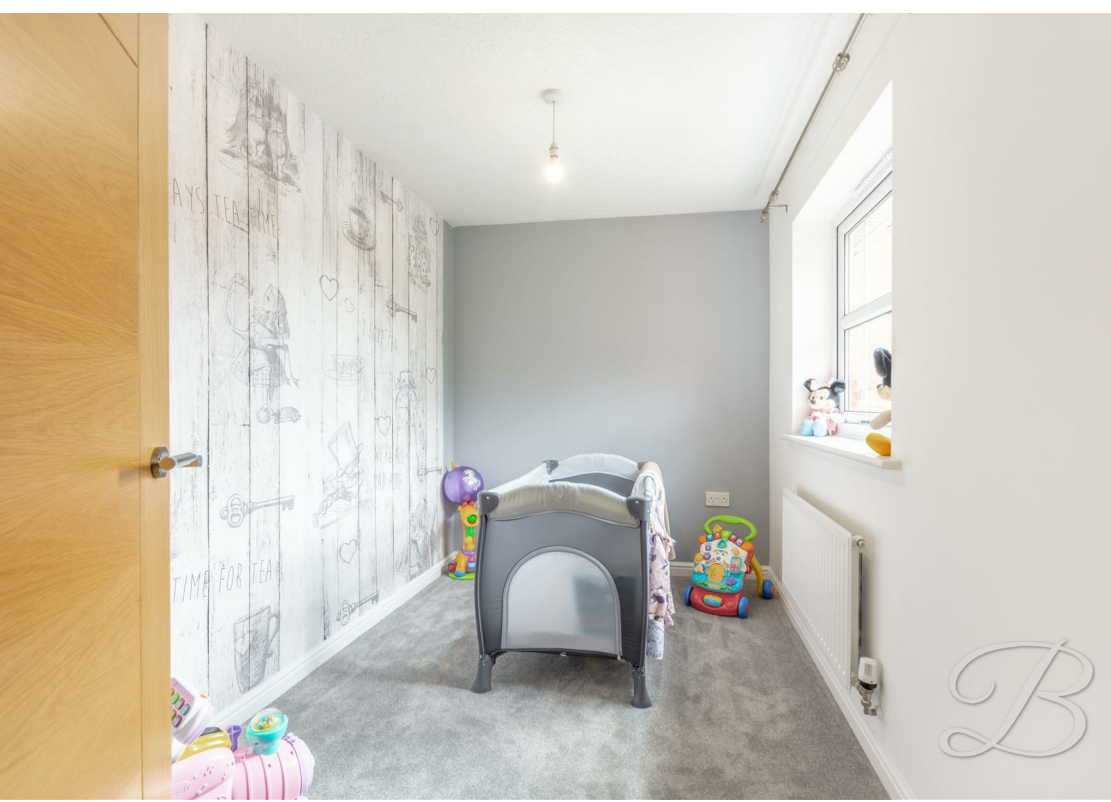
Accessible from the front elevation with an external door to the rear.

#### Outside

Low maintenance frontage with a lawn, decorative hedge, private driveway and

garage. To the rear there is an extensive well maintained lawn, patio seating area and fence surround.





Ground Floor  
56 Sq.mt / 602.77 Sq.ft  
Approx

First Floor  
62 Sq.mt / 667.36 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. 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>			86
(81-91) <b>B</b>		74	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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