



Offers Over £400,000

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

A large, stylized, light-colored letter 'B' is overlaid on the bottom right of the image, partially overlapping the lawn and the dark blue banner.  
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HERE IT IS!...There is definitely more than meets the eye with this wonderful four-bedroom semi-detached house standing beautifully with its stunning private driveway and surrounding land! 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 spacious entrance hallway. Firstly, the open plan living/dining area, you will find a fireplace and space for a television, this is the perfect area for hosting movie nights! The dining side offers ample furniture space to relax after a long day. Moving seamlessly through the sliding doors you are greeted into a light and airy conservatory, perfect for those summer months. Just around the corner, you will be met with the stunning Kitchen diner. This includes a range of attractive cabinets and all essential appliances.

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 benefit of an en suite feature along with two bedrooms having built in wardrobes. The shower room is just off the landing and is fitted with a three piece suite.

The outside space has the luxury of stunning views along with patio and paved seating areas. There is also a private driveway to the front of the property, providing spaces for parking. What's not to love?

Call today to arrange a viewing!





#### Entrance Hallway

With windows to the front elevation and further access to;

#### Living Room 11'5" x 12'5"

Fitted with a feature fireplace and a bay window to the front elevation.

#### Dining Room 8'6" x 24'0"

Versatile space with built in cupboard space and sliding doors leading into the conservatory.

#### Conservatory 28'4" x 9'6"

Spacious conservatory with surrounding windows and sliding doors giving access the the rear garden.

#### Kitchen 16'5" x 8'11"

Complete with a range of matching cabinets, inset ink and drainer, integrated appliances and a window to the side elevation.

#### Dining Room 11'5" x 12'3"

Ample furniture space open plan to the kitchen with a window to the front elevation.

#### Ladning 6'11" x 8'2"

With leading access to;

#### Bedroom One 8'6" x 17'6"

With carpeted flooring, central heating radiator, built in wardrobes and access to a private en suite. There is also a window fitted to the front elevation.

#### En Suite 8'6" x 5'11"

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

#### Bedroom Two 11'5" x 12'4"

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



#### Bedroom Three 11'5" x 12'4"

With carpeted flooring, central heating radiator, built in wardrobe and a bay front window.

#### Bedroom Four 6'11" x 10'1"

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

#### Shower Room 6'9" x 6'2"

Three piece suite including a hand wash basin, low flush WC and shower. With a window to the rear elevation.

#### Outside

A large amount of surrounding land along with ample parking space. The garden is beautifully landscaped, mainly laid to lawn with both patio and paved seating areas.



Ground Floor  
91 Sq.mt / 979.51 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. 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	77
(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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