



Offers In The Region Of £650,000

EYRES CLOSE | SKEGBY | SUTTON-IN-ASHFIELD | NG17 3EG

BuckleyBrown
ESTATE AGENTS

STYLE AND SPACE!...Welcome to this gorgeous and modern four-bedroom family home, a property that offers both kerb appeal and luxurious living. This property offers many great features, including air-conditioning in multiple rooms and large luxury spa baths fitted in two bedrooms. Not to mention the convenient location, with commuter links and amenities right on the doorstep.

From the moment you step into the inviting hallway, you'll be struck by the sense of space and style that flows throughout. The ground floor boasts a spacious living room, perfect for both relaxation and entertaining, with plenty of room for your furniture and decorative touches. The heart of the home, the kitchen-dining room, provides a seamless blend of functionality and elegance, making it ideal for family gatherings and casual meals. Fitted with neutral toned wall and base units and integrated appliances. Adjacent to the kitchen, the conservatory offers a light-filled space that connects beautifully to the enclosed rear garden, where you'll find a spacious patio seating area, perfect for outdoor dining or simply enjoying the beautiful surroundings. The garden is fully fenced, offering privacy and a safe space for children to play. In addition, there is a versatile office, which can be utilised for a variety purposes, including a games room, remote working, or potential reception room.

The upper levels of the home feature four generously sized bedrooms, including a stunning master bedroom with an en-suite bathroom and walk-in wardrobe, providing the perfect space for relaxation. Each bedroom boasts ample storage and space. The additional bathrooms are modern and well-appointed, ensuring convenience for the entire family. The second floor presents a generously sized bedroom with fitted wardrobes and ample versatility.

To the front of the property, a driveway provides off-street parking, complementing the home's kerb appeal.





Entrance Hallway

With laminate flooring, down lights, central heating radiator, Hive thermostat, storage cupboard, carpeted staircase leading to the first floor, and access to;

Living Room 11'10" x 22'9"

With central heating radiator, down lights, feature fireplace and double doors leading into the conservatory.

Kitchen/Dining Room 14'2" x 16'10"

Fitted with modern wall and base units, Granite work surface, inset sink with a mixer tap above, space for a Rangemaster cooker, splash back, integrated dishwasher and fridge freezer. With laminate flooring, vertical central heating radiator, air-conditioning and French doors leading into the conservatory.

Conservatory 12'1" x 13'9"

With laminate flooring, surrounding windows and French doors leading outside.

Office 11'10" x 12'8"

With laminate flooring and window to the front elevation.

Utility 8'0" x 8'1"

Fitted with a work surface, inset sink, plumbing for a washing machine and tumble dryer. With extra under sink storage and down lights.

WC

Fitted with a low flush WC, wash hand basin and central heating radiator.

Landing

Master Bedroom 12'3" x 6'6"

With carpet to flooring, two central heating radiators, down lights, walk-in wardrobe,



air-conditioning, double windows to the front elevation and en-suite.

En-Suite 6'10" x 12'1"

Fitted with an enclosed shower, low flush WC, double wash hand basin, vanity storage, full height tiling, chrome heated towel rail, large luxury double bath with spa system and mood lighting. Along with an opaque window.

Bedroom Two 11'10" x 20'4"

With carpet to flooring, central heating radiator, fitted wardrobes, down lights, air-conditioning unit, en-suite and window to the front elevation.

En-Suite 5'9" x 7'8"

Complete with a 'P' shaped panelled bath, overhead shower, wash hand basin with vanity storage, low flush WC, full height tiling, extractor fan, down lights and an opaque window.

Bedroom Three 11'9" x 12'0"

With carpet to flooring, central heating radiator, down lights and window to the front elevation.

Bedroom Four 19'5" x 32'8"

With carpet to flooring, central heating radiators, air-conditioning unit, triple aspect windows and fitted wardrobes.

Bathroom 8'0" x 8'8"

Complete with a large luxury double bath with a spa system, low flush WC, enclosed shower, full height tiling, chrome heated towel rail, down lights, extractor fan and an opaque window.

Outside

With a driveway providing ample off-street parking and a double integral garage. There is an enclosed garden to the rear with a spacious patio area, lawn and fence surround.





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			
(69-80) C		78	83
(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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