



Offers Around £475,000 Freehold

61 FACKLEY WAY | STANTON HILL | SUTTON-IN-ASHFIELD | NG17 3HT

BuckleyBrown
ESTATE AGENTS

LOOKS LIKE HOME! Welcome to this stunning detached house located on Fackley Way which occupies a generous sized plot, oozes curb appeal, and boasts a spacious and well-planned internal layout. This immaculate property is perfectly suited for families; the presence of nearby schools is a great advantage for families with school-aged children, and the convenience of local amenities presents an excellent opportunity for those looking to settle in a well-connected area.

One of the highlights of this property is the large landscaped rear garden, offering a tranquil outdoor space where you can unwind and enjoy the fresh air. Whether you like to socialise with friends and family during the Summer, or you simply enjoy gardening, this garden is sure to be a delightful feature of this home.

The downstairs accommodation boasts two spacious reception rooms, and a kitchen/dining room which is ideal for entertaining guests or relaxing with your family. There is also a shower room and a separate utility room completing the ground floor for added convenience.

The first floor hosts four well-proportioned bedrooms, all with fitted wardrobes. The master bedroom features its own en-suite facility, adding a touch of luxury to this already impressive property, providing a private sanctuary for the homeowners. Completing the first floor is the family bathroom.

Overall, this property offers a fantastic opportunity for families seeking a spacious and comfortable living environment. Don't miss out on the chance to make this house your home!





Kitchen 12'5" x 13'9"

Fitted with shaker style wall and base units, work surface, Rangemaster with tiling and brick surround, integrated fridge freezer, ceramic sink with mixer tap above, dishwasher, down lights and tiled flooring. With a window to the rear elevation.

Dining Room 9'1" x 10'6"

With a central heating radiator and patio doors leading outside.

Snug 10'4" x 12'0"

With oak flooring, central heating radiator and patio doors leading outside.

Living Room 12'0" x 17'5"

With oak flooring, central heating radiator coving and window to the front elevation.

Shower Room 9'2" x 10'9"

With an enclosed shower, low flush WC, wash hand basin, full height tiling, heated towel rail and extractor fan.

Bedroom One 12'0" x 15'7"

The master bedroom features its own en-suite facility. With wood flooring, fitted wardrobes and a window to the front elevation.

En-Suite 7'10" x 9'2"

The en-suite is fitted with a modern suite in white comprising a vanity WC and hand wash basin, there is also a shower cubicle with mixer shower. With an opaque window to the front elevation and a chrome heated towel rail.

Bedroom Two 15'10" x 15'10"

Bedroom two is of a generous size and



also features fitted wardrobes. With wood flooring, window to the front elevation and a central heating radiator.

Bedroom Three 10'9" x 12'6"

With wood flooring, a window to the rear elevation and a central heating radiator. There are also fitted wardrobes.

Bedroom Four 10'4" x 12'0"

With wood flooring, a window to the rear elevation and a central heating radiator. There are also fitted wardrobes.

Bathroom 9'2" x 10'9"

The bathroom is fitted with a three-piece suite in white comprising low level WC, pedestal hand wash basin and a panelled corner bath. With tiled flooring and tiled splash-back, an opaque window to the rear elevation and a central heating radiator.

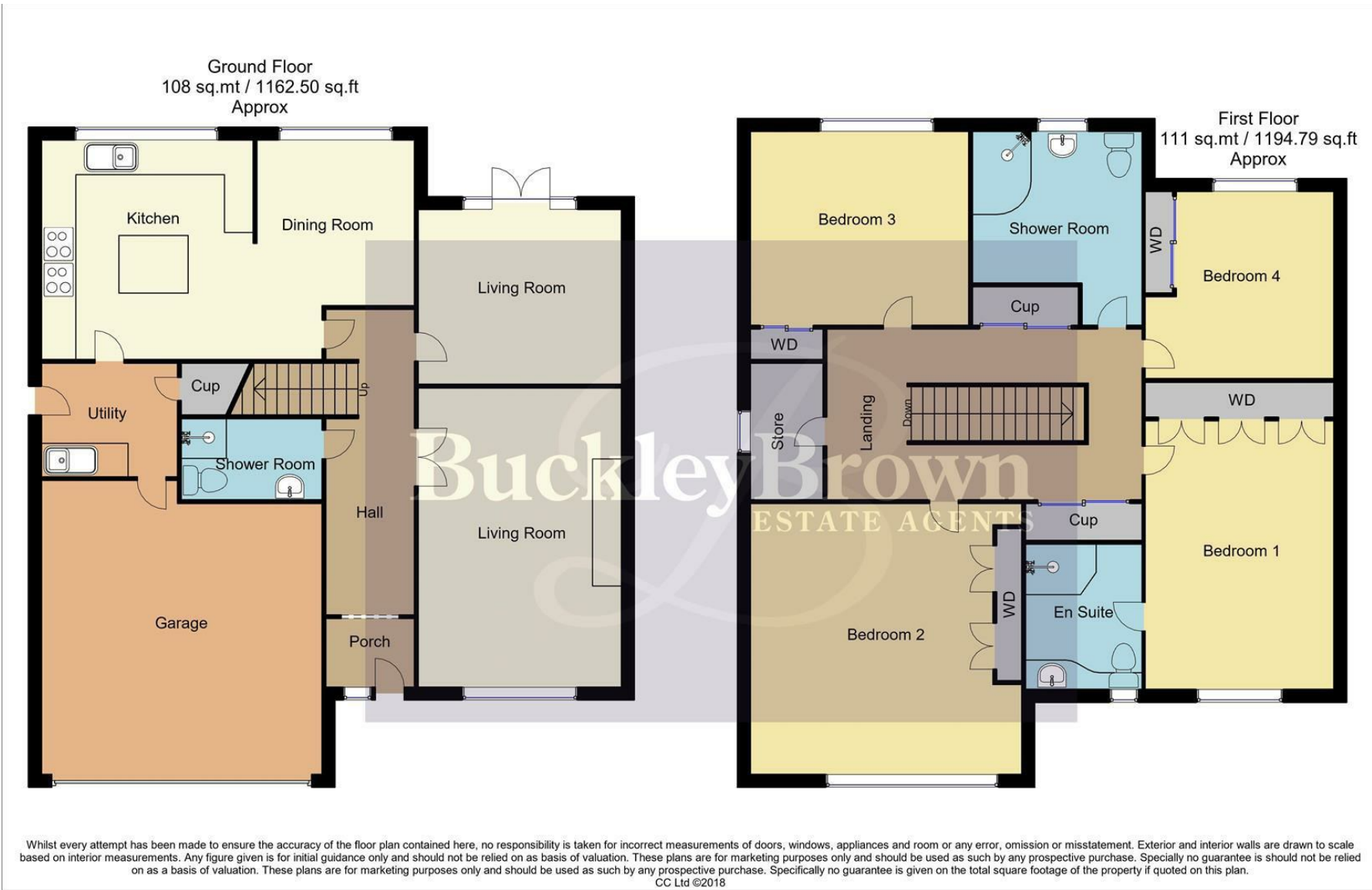
Outside

This home boasts kerb appeal and occupies a generous sized plot. There is a block paved driveway allowing for ample off-street parking which in turn provides access to the garage. There is also a front lawn. The rear garden is enclosed and has been beautifully landscaped, enhancing each bit of space there is to offer, featuring patio areas, one of which with a pergola, and an additional decked patio area. The rest is mainly laid to lawn, which is surrounded by shrubbery, plants and trees, adding a real mature feel. The garden provides a tranquil oasis to enjoy during those Summer months.









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			
(81-91) B			
(69-80) C		73	82
(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	

61 FACKLEY WAY
STANTON HILL
SUTTON-IN-ASHFIELD
NG17 3HT

BuckleyBrown Estate Agents

55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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.

