



Guide Price £750,000 Freehold

23 BUTTERY LANE | | SUTTON-IN-ASHFIELD | NG17 3DZ

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THE HEIGHT OF ELEGANCE!...Approaching this wonderful detached family residence through the gated front you will be immediately impressed by the imposing oak framed porch, leading to the striking entrance hallway with classic Victorian stone-tiled flooring. The bespoke features do not stop there, continuing throughout and seen again when entering the boot room, with a hand-crafted reclaimed oak bench and storage unit. This room is a cosy haven to return home to with its underfloor heating - a feature which continues throughout the ground floor of this home.

From the hallway, you enter the welcoming open spaces, be drawn towards the capacious lounge, with its striking reclaimed masonry inglenook fireplace, boasting a handsome multi-fuel stove. A family-den space adjoins and is part of the superb open plan feel to the ground floor, with a main dining area, a vast kitchen and a family room. Flowing from the kitchen, is the full-width utility room fitted with beautiful matching shaker style cabinets and granite worktop - allowing extra storage and space for appliances. The ground floor continues to impress with a large bathroom - a stunning room with stylish features such as the freestanding rolltop bath.

The first floor hosts the second well-appointed bathroom - comprising of an impressive modern four-piece suite and allows further access to five bedrooms each presented to an immaculate standard - the master highlighting luxury with a large private en-suite and dressing room.

Once outside you will fall in love with space and privacy on offer across both tiers of this garden, there is ample seating space - perfect for outside dining on those summer evenings. From the courtyard there is access to the double garage, allowing generous parking and considerable storage with stairs leading to the studio-style accommodation above.

Properties of this calibre very rarely come to the market, and only a detailed personal inspection will truly reveal the true attributes.





Porch

Imposing oak framed porch, with oak bench seating, leading to the entrance hallway

Entrance Hallway

Upon entering the property you will be thoroughly impressed by the entrance hallway, beautiful bespoke features are on show here, such as the free-standing reclaimed antique radiator and beautiful Victorian black and white, stone-tiled flooring. The hallway also allows access to the boot room, bathroom, cellar and open plan living space.

Boot Room

The Victorian black and white stone-tiled flooring flows into the room from the entrance hallway and is not the only striking feature of the room, as the room also offers a bespoke hand-crafted reclaimed oak bench and storage unit. There is a window located to the front elevation, allowing ample natural light.

Bathroom 7'10" x 9'11"

The downstairs bathroom is large in size and comprises of a three piece suite, with a window to the side elevation. The suite is made up of a beautiful free-standing rolltop bath, traditional high level flush w.c. and traditional style pedestal sink. The room is fully tiled - stylish marble tiles cover the walls with complementary tiling to the floor.

Den Area 11'9" x 11'11"

The open plan space allows room for a den area, this area comprises of tiled flooring with under-floor heating, a detailed traditional fireplace with open fire, storage cupboard and a window to the front elevation. This is a beautiful space and connects to the dining area, kitchen and family room with access to the adjoining living room.

Living Room 15'8" x 24'11"

This stunning living room offers an abundance of space and natural light - a window to the front elevation allowing views to the countryside and patio doors leading to the courtyard. The room does not stop impressing as there is also striking reclaimed masonry inglenook fireplace housing a multi-fuel stove inside. The room also offers a beautiful modern tiled flooring with underfloor-heating on a separate control panel to the main open plan space.

Dining Area - Kitchen - Family Room 17'3" x 22'10".k 18'1" x 24'11".d

Part of the superb open plan feel to the whole of the ground floor, this space allows room for a dining area a vest kitchen space and a family room area. Once in the space you are struck by the huge centrepiece island and breakfast bar, with an inset Belfast sink and filter/boiler tap mounted into it's granite top which is carried throughout the whole kitchen



area - perfectly complimented by it's shaker style cabinets. Added features here include powered Velux roof-lights and electric blinds covering the bi-fold doors. Included in the kitchen space are various integrated appliances.

Utility 17'3" x 5'10"

Full-width utility room, located from the kitchen area is complete with beautiful matching shaker style wall and base cabinets with granite worktop over - brilliant additional storage with space for appliances. The utility continues to flow from the kitchen having matching tiled flooring with under-floor heating. The stable door is a wonderful feature to the room and allows access to the courtyard.

Landing

Upon the first floor, there is carpeted flooring and access to the following rooms;

Bedroom One 15'8" x 16'0"

The master bedroom suite is a lovely spacious room that enjoys picturesque countryside views to the front elevation and offers the added luxury of a walk-in dressing room with bespoke, built-in floor to ceiling storage facilities. The room does not stop there is also access to a large private en-suite.

Ensuite 6'8" x 8'5"

A luxurious ensuite completes the master bedroom, adorned

in granite tiles to the walls with complimentary tiled flooring and a window to the side elevation. The three piece suite in the space comprises of a bespoke oak vanity unit with hand wash basin resting on top, a low level w.c. and a double walk-in shower cubicle with large digital rainforest shower head.

Dressing Room

The Large walk-in dressing room is flooded with natural light from the window to the rear elevation and is fitted-out with a wealth of hanging, shelving and drawer space. There is also carpeted flooring in the space to give that cosy feel whilst you choose your outfit for the day.

Bedroom Two 11'11" x 11'11"

A wonderfully presented large bedroom with views to the open countryside to the front elevation.

Bedroom Three 7'10" x 15'7"

Another spacious double bedroom with a window to the rear elevation.

Bedroom Four 12'0" x 9'0"

A further double bedroom with georgous natural light from the Velux window to the rear elevation.

Bathroom 8'6" x 9'0"

The second bathroom located on the first floor is again



stylish and spacious and comprises of a generously sized bath for family use, a walk-in shower with dual rain-fall and power-head fittings, a pedestal hand wash basin and low level flush w.c. the space is bright with natural light from a window to the rear elevation.

Bedroom Five/Study 8'11" x 6'8"

A lovely bright space benefiting from a window to the front elevation, this room is perfect as a home office or study with its bespoke granite desk workstation. The room is also a flexible space, having room for another bed if desired.

Cellar 11'1" x 10'10"

This is a useful storage space.

Rear Garden Area

To the rear you will be struck by the space and privacy of the upper and lower courtyard areas, adorned with reclaimed stone features and steps up to a bright and open lawned space giving a bespoke children's play-fort and family entertaining area with apple trees, oak bench seating and a large fire-pit. Back down to the lower courtyard you will find another sun-trap space, with a double butler sink perfect for alfresco dining, leading to a side door into the garage.

Garage 25'5" x 30'6"

The double garage provides another quality feature to this

property, with generous internal parking for two vehicles plus considerable storage spaces, stone-tiled flooring, an integral bike-wash area, multiple electric points, full space heating and access to a large w.c with hand wash basin. There are two powered electric garage doors and a further UPVC door all allowing for easy access and added security. Not forgetting that the garage is also boasting the first of two EV charging points at the property.

Annexe/Studio 15'7" x 27'0"

The generous garage is the only part of this terrific modern addition to the property, climb its staircase and you will find a huge studio-style apartment on the first floor with integral kitchenette. A warm and welcoming space, enjoying floods of natural light from its Velux roof lights and a window to the front elevation.

Outside - Front

Moving back outside to the lower courtyard, step through the over-height reclaimed bank entrance doorway into the expansive driveway and front courtyard area, with its unique block-paved design and integral LED ground-level lighting linked to a dis sensor and timer switch, bathing this whole area in welcoming light. Here you spot the property's second EV charging point, with secure NFC-card access. It's a great space, sample for 5-6 vehicles and access from the road via powered multi-function full height gates.



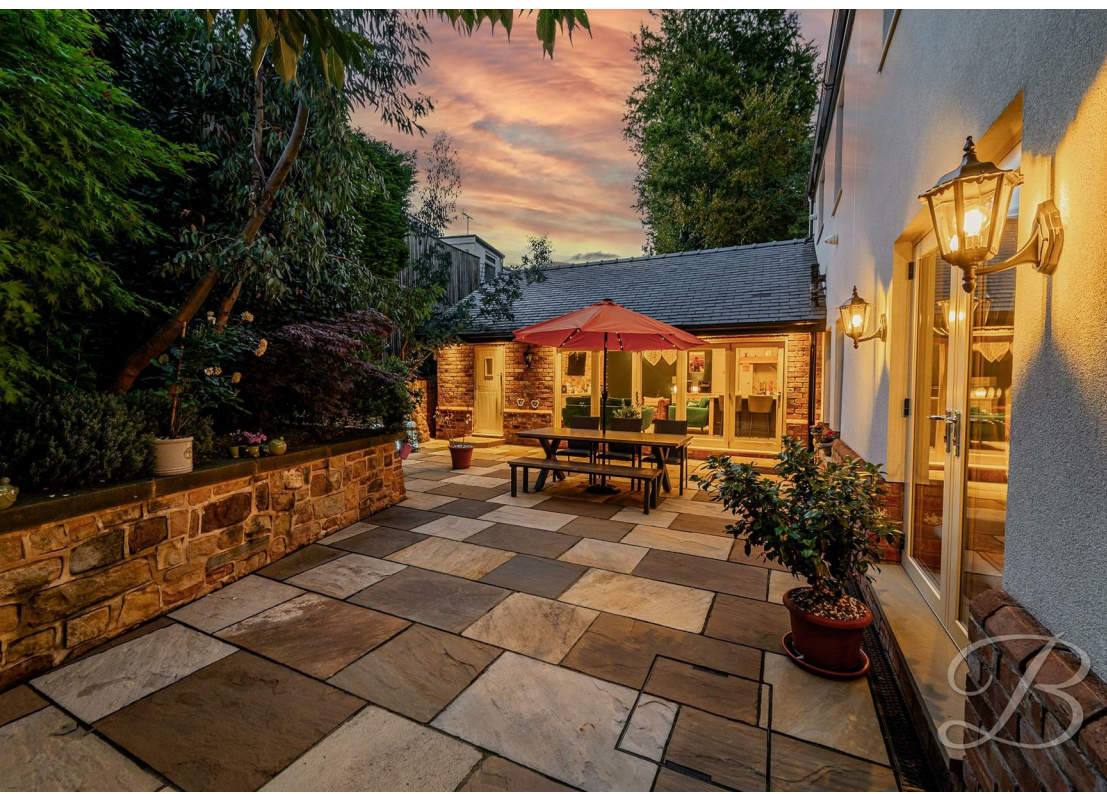
Agent Note

This property is being offered with no upwards chain.

The Area

The property is also nearby to numerous exceptional trails, perfect for lovely walks/runs also and benefits from cycling routes. One of the amazing trails nearby is the Teveral Trail leading to Hardwick Hall.







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 | 75 | 79 |
| (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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BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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