



Offers In The Region Of £380,000

MANOR STREET | | SUTTON-IN-ASHFIELD | NG17 1BG

**BuckleyBrown**  
ESTATE AGENTS



CHARACTER AND CHARM!... Believed to date back to 1570, we present to you Manor House which is ideally located in Sutton in Ashfield, offering excellent transport links and close to local amenities. This five bedroom Grade II Listed home offers space in abundance, whilst standing proud in a convenient part of town and will certainly impress upon viewing!

You can feel the warmth of this home as soon as you walk through the doors as it boasts an inviting layout with exposed beams, low ceilings, exposed brick fireplace surrounds and has been delicately and tastefully decorated throughout. Lets start with the dining room which is the hub of this family home, providing a brilliant space for you to enjoy with family and friends and benefits from an open fire. Leading off here you will find a lovely lounge which benefits from triple aspect windows allowing for ample natural light to flood through. Both of these reception rooms complement each other very well as they offer an array of traditional features, including exposed stone open fires that visually make an impact and also set the scene in the cooler months. As you walk further you will find a traditional kitchen which comes complete with a range of matching units and cabinets with complementary work surface over and there is a utility room leading off here for added convenience. Completing the ground floor is a WC.

On the first floor you will find three generous bedrooms with additional fourth room used currently being used as a small bedroom and a bright and spacious family bathroom. As you walk further upstairs onto the second floor you will find a further two bedrooms which are all of a brilliant size and one of which is split into two useable spaces/a study.

Outside you will find ample parking space for a number of vehicles, as well as double detached garage and established garden to the rear. This home is too good to miss, call now to arrange a viewing!







### Entrance Porch 16'9" x 18'6"

With access to;

### Dining Room 16'9" x 18'6"

With carpet to flooring, central heating radiator, exposed ceiling beams, exposed brick fireplace, cupboard for additional storage and windows to the front and rear elevation

### Living Room 16'0" x 18'6"

With carpet to flooring, central heating radiator and triple aspect windows to the front, side and rear elevations.

### Inner Hallway

With tiled flooring, central heating radiator, access to a WC and access to;

### Kitchen 10'2" x 9'3"

Complete with a range of matching units and cabinets with complementary work surface

over and inset sink. With space for a rangemaster oven and ample preparation space, there is also a window to the front elevation

### Utility Room 6'8" x 8'8"

With space and plumbing for a range of appliances, ample storage space and there is a door leading outside to the rear for added convenience.

### First Floor Landing

With access to;

### Master Bedroom 16'2" x 12'0"

With carpet to flooring, built-in wardrobes and triple aspect windows to the front, rear and side elevations.

### Bedroom Two 10'6" x 14'9"

With carpet to flooring, built-in wardrobes and window to the front elevation.



### Bedroom Three 9'2" x 9'3"

With carpet to flooring, central heating radiator and window to the rear elevation and access to;

### Spare Room/ Games Room 9'2" x 8'9"

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

### Bathroom 5'2" x 10'2"

With panelled bath with overhead shower, low flush WC, wash hand basin, cupboard for additional storage and window to the front elevation.

### Second Floor Landing

With access to;

### Bedroom Four 14'11" x 12'10"

With carpet to flooring, central heating radiator, cupboard for additional storage and window to the rear elevation.

### Study 10'8" x 15'9"

With carpet to flooring, cupboard for additional storage, window to the rear elevation and access to:

### Bedroom Five 16'2" x 13'3"

With carpet to flooring and window to the side elevation.

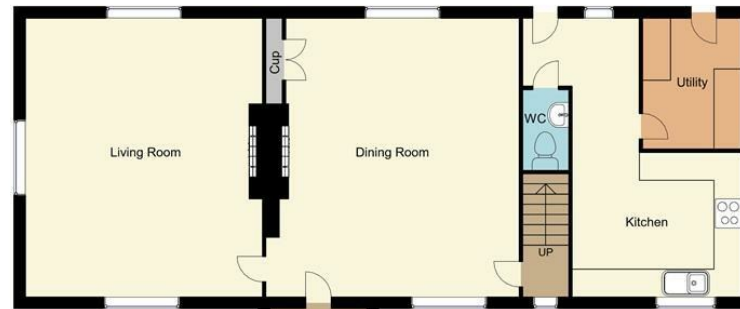
### Outside

Outside you will find ample parking space for a number of vehicles with secure electric gated access and a double detached garage. To the rear elevation, an established garden mainly laid to lawn with mature planted borders, and fence surround offering a degree of privacy.





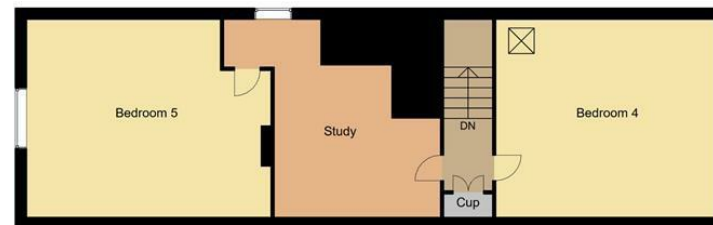




Ground Floor  
89sq.m/959.84sq.ft  
Approx.



First Floor  
86sq.m/921.14sq.ft  
Approx.



Room in Roof  
60sq.m/648.21sq.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>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>33</b>	<b>33</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

4 THE MANOR HOUSE  
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