



£350,000

RILEY AVENUE | | SUTTON-IN-ASHFIELD | NG17 2ES

**BuckleyBrown**  
ESTATE AGENTS



ONE OF A KIND!...This individually designed detached family home sits proudly on a larger than average plot which wraps around the property offering much privacy and potential to extend STPP. Offered to market with NO UPWARDS CHAIN, this property is ready to house a growing family! Let's take a look inside...

To the ground floor the property comprises, porch, entrance hall, L-shape living/dining, kitchen/diner, WC, utility room, and office. The floorplan flows effortlessly and boasts space and light throughout which floods in from the numerous double glazed windows throughout this floor. To the first floor, you will find four well proportioned bedrooms, all with fitted/built in wardrobes, and the main shower room. Throughout, this property is exceptionally well maintained and offers a bright and neutral colour palette, ready for someone to make their own.

Externally, you will find a delightful laid to lawn garden which wraps around the property and is colourfully decorated with shrub borders. The rear space offers much privacy and sunshine to which the solar panels on this home greatly benefit from. It really has it all, with large driveway to the front elevation and double garage, this home ticks every box!

If this wasn't enough already, the location of this family home benefits from easy access to the town centre and local amenities, local OFSTED rated schools, Kingsmill Hospital, as well as excellent transport links. Arrange your viewing with the team today to fully appreciate this one of a kind family home!







### Porch

Entrance porch is double glazed and leads to:

### Entrance Hall

With access to:

### Living/Dining Room 11'5" x 18'7"/6'9" x 14'0"

Spacious L-shaped living/dining area with carpeted flooring, radiators, fireplace, and double glazing to the front and rear elevations which allows a wealth of light to flood into this space. A perfect family room which lends itself easily to entertaining guests.

### Kitchen 9'1" x 12'4"

Fitted kitchen with matching wall and base units, space for white goods, integrated double oven, inset sink and drainer, electric hob, tiled flooring, double glazed window and patio doors to the rear elevation. This space offers a generous number of kitchen cabinets for ideal storage solutions, as well as comfortably housing a dining table.

### WC

WC, wash hand basin, fully tiled, double glazing

### Utility 5'4" x 5'2"

Convenient additional space for white goods, with fitted worktop and base units, tiled walls and flooring, and inset sink.

### Office 8'4" x 11'8"

Ideal work from home space or second sitting room, with carpeted flooring, radiator and double glazing to the rear elevation.

### Landing

Carpeted flooring, double glazed window and access to:

### Bedroom One 9'5" x 14'7"

Generous double bedroom with carpeted flooring, fitted wardrobes, radiator, and double glazed window to rear elevation.

### Bedroom Two 9'3" x 12'3"

Carpeted flooring, built in wardrobes, radiator and dual aspect double glazing to side and rear elevations.



### Bedroom Three 8'10" x 11'5"

Carpeted flooring, fitted wardrobes, radiator and double glazing to front elevation.

### Bedroom Four 7'3" x 9'5"

Currently staged as a dressing room with carpeted flooring, fitted wardrobes, radiator and double glazing to rear elevation.

### Shower Room 5'0" x 9'0"

Fully tiled shower room with walk in shower, wash hand basin, WC, towel rail and double glazing to side elevation.

### Garage

Double garage accessible from the front elevation with a window to the side elevation.

### Outside

A truly beautiful plot which is mainly laid to lawn to the rear elevation, with shrub and hedge borders, patio wrapping around the property, astro turfed seating area, and secure side gate access. This stunning family home stands proudly

on a large plot which wraps around the property and offers much privacy, as well as potential to extend STPP. To the front elevation, you will find a further lawned area decorated with colourful shrub borders. A large driveway and double garage completes this substantial family home catering for all of your home buying needs!





Office

Kitchen/Dining Room

Dining Room

Living Room

Garage

Hall

Utility

WC

Cup

UP

Hall

Cup

Porch

Bedroom 2

WD

Bedroom 4

Bedroom 1

WD

Cup

Cup

Shower Room

Landing

DN

Bedroom 3

**Buckley Brown**  
ESTATE AGENTS

First Floor  
57sq.m/611.82sq.ft  
Approx.

CC Ltd ©2018

**Energy Efficiency Rating**

Band	Current Rating	Potential Rating
A (92 plus)		
B (81-91)		88
C (69-80)		
D (55-68)	73	
E (39-54)		
F (21-38)		
G (1-20)		

*Very energy efficient - lower running costs*

*Not energy efficient - higher running costs*

**England and Wales**

EU Directive 2002/91/EC



RILEY  
AVENUE | | SUTTON-IN-  
ASHFIELD | NG17 2ES



BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | [mansfield@buckleybrown.co.uk](mailto:mansfield@buckleybrown.co.uk) | [www.buckleybrown.co.uk](http://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.

**BuckleyBrown**  
ESTATE AGENTS