



Offers Over £395,000 - £425,000 Freehold

3 HILLSBOROUGH AVENUE | | SUTTON-IN-ASHFIELD | NG17 1GN

BuckleyBrown
ESTATE AGENTS

GUIDE PRICE £400,000 - £425,000

MODERN LIVING AT ITS FINEST! We are excited to present this stunning detached dormer bungalow, which has been finished to the highest standards and boasts a well-thought-out layout, perfect for family living. Located in the highly desirable area of Sutton-in-Ashfield, this property is conveniently close to transport links, shops, and local amenities.

As you enter the welcoming hallway, you'll immediately be impressed by the striking glass banister, setting the tone for the stylish design that flows throughout the home. At the heart of the property is the spacious open-plan living area. The modern kitchen/diner is equipped with integrated appliances, including a double oven, coffee machine, and microwave. The dining area is complemented by a contemporary fireplace and offers plenty of space for a large dining table. The room seamlessly opens into the inviting living room, creating a fantastic space for entertaining and family gatherings.

The second reception room, currently used as a snug, offers flexibility and could easily be adapted to suit the new owners' needs. On the ground floor, you'll find two generously sized bedrooms, both beautifully proportioned and ready for personal touches. The floor is completed by a utility room and a bathroom featuring a luxurious freestanding bath – the perfect place to unwind.

Upstairs is a true retreat. The master bedroom occupies this level and comes with its own private dressing room, offering a touch of luxury. A modern shower room with a rainfall shower head adds to the opulence, and under-eaves storage runs the full length of the floor, providing plenty of space for your belongings.

The front of the property is secured by a stylish wall, offering access to the block-paved driveway. At the rear, the garden is an idyllic, beautifully landscaped for enjoyment all year round. It features a well-maintained lawn, along with a dedicated patio seating area.





Entrance Hall

This impressive hallway houses the stairs with a glass banister to the first floor accommodation, wood flooring, radiator and giving access to accommodation through interior fire doors.

Kitchen/Dining Room 24'11" x 11'4"

The heart of the home is this stunning kitchen/dining room, accessed through an interior fire door and complete with a range of modern matching wall and base units with complementary work surface over, one and a half bowl inset sink with quooker tap over, gas hob with extractor hood over, integrated eye level double oven, microwave and coffee machine. The kitchen also benefits from integrated fridge freezer, dishwasher and TV point. The dining area has ample space for furnishings, the current owners have fitted a gorgeous bar with drinks fridge to enjoy next to the cosy log fire. There are patio doors leading to the rear garden and opening up to the living room creating a lovely social space.

Living Room 13'3" x 9'6"

Having a window to front elevation allowing light to flood the room, wooden flooring and central radiator heating radiator.

Utility Room 10'3" x 6'0"

Accessed through an interior fire door and fitted with a range of wall and base units with complimentary work surface over, inset sink, wooden flooring and plumbing for essential appliances. There is also another stylish bar which is fitted with a drinks fridge.

Snug 11'3" x 10'3"

Accessed through an interior fire door and having spot lighting, wooden flooring, TV point, window to front elevation and central heating radiator.

Bedroom Two 11'9" x 11'8"

Accessed through an interior fire door and having window to front elevation, wood flooring, spot lighting with additional hanging lighting to each side of the bed, TV point and central heating radiator.

Bathroom 6'2" x 5'9"

Accessed through an interior fire door and complete with a three piece suite comprising of a free standing corner bath, low flush WC, vanity sink with mixer tap, half tiled walls and window to rear elevation. There is the added luxury of having a built in mirror TV to enjoy.

Bedroom Three 16'1" x 9'7"

Accessed through an interior fire door and complete with a



beautiful mezzanine bed utilising the space of the room with wooden flooring, window to rear elevation, spot lighting, TV point and central heating radiator.

First Floor Accomodation

Having full under eaves storage throughout the whole of this floor providing convenient storage and giving access to.

Bedroom One 17'6" x 9'1"

The master bedroom is a retreat having three velux windows, wooden flooring, central heating radiator, spotlighting, TV point and accessed through an interior fire door. There is also access to it's very own dressing room.

Dressing Room

Having built in wardrobes, wooden flooring, spot lighting and velux window.

Shower Room 9'7" x 7'7"

Accessed through an interior fire door and complete with a walk in shower with rainfall shower head, low flush WC, vanity sink with mixer tap, tiled flooring, central heating radiator, electric toothbrush charger and velux window. The shower room is also fitted with a built in radio system that consists of speakers and a control point.

Outside

The front of the property is enclosed by a secure wall,

providing both privacy and access to the block-paved driveway, offering ample off-street parking. At the rear, the garden is a true sanctuary, beautifully landscaped for year-round enjoyment. It features a well-maintained lawn, along with a dedicated patio seating area, ideal for relaxing with outdoor furniture and access by a bridge over a lovely pond. Additionally, the garden is home to a charming summer house, currently used by the owners as a cosy second living space.

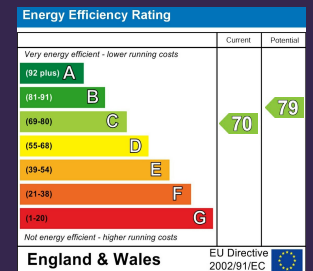




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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 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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