



£425,000 Freehold

37 HONEY BEE GARDENS | STANTON HILL | SUTTON-IN-ASHFIELD | NG17 3LP

BuckleyBrown
ESTATE AGENTS

MOVE IN READY!...

We are delighted to present this immaculate, four-bedroomed detached home for sale, perfectly poised for families, offering ample space and a host of features to accommodate a modern lifestyle. The location is prime, positioned near schools, local amenities, green spaces, walking routes, and a bus route, making it ideal for families with varied needs and interests.

You will first of all be greeted by the welcoming entrance hall, which leads nicely into the main reception room which serves as a stunning lounge, perfect for entertaining or unwinding after a long day. The second reception room is currently utilised as a snug but is versatile enough to be adapted to your needs. The property benefits from a spacious kitchen/diner, filled with natural light. It is complemented by a utility room and has direct access onto the beautifully landscaped garden, making it the heart of this home. Completing the ground floor is a WC for added convenience.

The first floor hosts four well-proportioned bedrooms. The master bedroom is a sumptuous double with built-in wardrobes and a luxurious en-suite. The second and third bedrooms are also doubles, each featuring built-in wardrobes, while the fourth bedroom is a comfortable single room. In addition to the en-suite, there is a family bathroom with a stunning four-piece suite in white, ensuring there is ample facilities for everyone.

Externally, the property is equally impressive with landscaped gardens to the front and rear, providing a tranquil space to enjoy the outdoors. There is also the convenience of ample off-street parking, with a private driveway which in turn provides access to a large double garage.

In summary, this property offers a unique blend of space, comfort, and convenience, making it a must-see.

Call today to view!





Entrance Hall

With a central heating radiator and stairs rising to the first floor. There is a useful under-stairs storage cupboard.

Living Room 13'2" x 15'1"

With a window to the front elevation, window to the side elevation, and a central heating radiator.

Kitchen 9'6" x 10'8"

The kitchen is fitted with a stunning range of high-gloss wall and base units with composite sink and drainer set into work surface. There are a range of integrated appliances which include a fridge/freezer, an eye-level double oven and an electric induction hob. There is also ample space for a dining table and chairs, making this the perfect spot for hosting dinner parties, or socialising with family and friends. The kitchen also benefits from a utility room for added convenience. With a window to the rear elevation, a central heating radiator, and French patio doors that lead onto the rear garden.

Utility Room 6'1" x 7'4"

Fitted with a matching range of high-gloss wall and base units. With a central heating radiator, and a door that leads onto the rear garden.

WC

Fitted with a low level WC and a pedestal hand wash basin with complimentary tiled splash back. With a central heating radiator and extractor fan.

Snug 9'1" x 12'2"

With a window to the front elevation and a central heating radiator.

Landing

With a window to the front elevation and a central heating radiator. There is a useful storage cupboard and loft hatch access. Doors provide access into.

Bedroom One 9'1" x 13'2"

With a window to the front elevation and a central heating radiator. There is also the added benefit of fitted wardrobes and an en-suite facility.



En-Suite 5'11" x 7'9"

Fitted with a low level WC, vanity hand wash basin, and a shower cubicle with complimentary tiled splash back. With an opaque window to the side elevation and a central heating radiator.

Bedroom Two 9'9" x 11'3"

With a window to the front elevation, a fitted wardrobe, and a central heating radiator.

Bedroom Three 9'9" x 11'3"

With a window to the rear elevation, a fitted wardrobe, and a central heating radiator.

Bedroom Four 9'2" x 11'10"

With a window to the rear elevation and a central heating radiator.

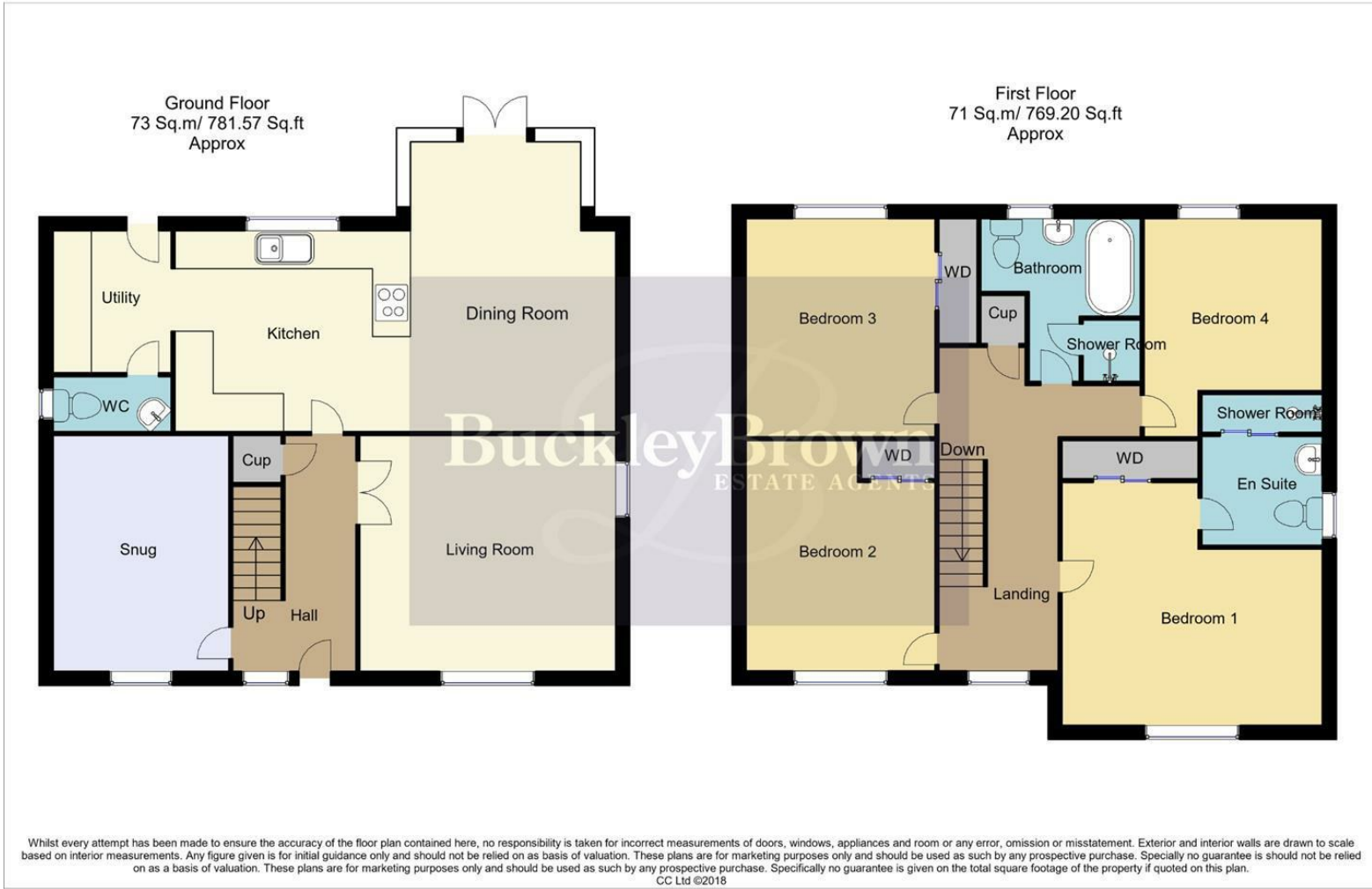
Bathroom 8'5" x 8'5"

Fitted with a low level WC, vanity hand wash basin, a panelled bath, and a separate shower cubicle with complimentary tiled splash back. With an opaque window to the rear elevation and a central heating radiator.

Outside

There are landscaped gardens to the front and rear, providing a tranquil space to enjoy the outdoors. The rear garden features two patio areas with one featuring a pergola, with the rest being mainly laid to lawn with artificial turf. There is also the convenience of ample off-street parking, with a driveway which in turn provides access to the large double garage.





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 | | 94 |
| (81-91) B | 85 | |
| (69-80) C | | |
| (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 | | |

37 HONEY BEE GARDENS
STANTON HILL
SUTTON-IN-ASHFIELD
NG17 3LP



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.

BuckleyBrown
ESTATE AGENTS