



£210,000 Freehold

9A RIVERAINE CLOSE | | SUTTON-IN-ASHFIELD | NG17 5JH

BuckleyBrown
ESTATE AGENTS

**** NO CHAIN**** Smart, Stylish & Seriously Impressive!..This stunning three-storey, three-bedroom townhouse is immaculately presented from top to bottom — and trust us, it's even better in person. Meticulously maintained by the current owners, it offers modern, stylish living that perfectly suits the demands of family life. From the moment you step inside, you'll feel the warmth and care that's gone into every detail. Set in a fantastic location with excellent transport links, including the A38 and M1, this home is ideal for commuters while still offering a peaceful, welcoming setting. Let's Take a Look Inside...

Step into the entrance hall, where you'll find access to the ground floor spaces and handy built-in storage. One of the standout features of this home is the kitchen — beautifully designed with a range of contemporary units and plenty of space to cook your favourite meals. Bright, airy, and welcoming, it's a perfect space to start or end the day.

The open-plan lounge/diner is a cosy yet versatile space, ideal for relaxing or entertaining. French doors open directly onto the rear garden, blending indoor and outdoor living — especially great during those warmer months. There's also a convenient downstairs WC for added practicality.

Upstairs, You'll Find:

On the first floor, there are two generously sized and beautifully maintained bedrooms, along with a sleek, modern family bathroom featuring a stylish white suite.

Head up to the second floor and you'll discover the impressive master bedroom — a private retreat with its own en-suite bathroom, making it the perfect space to unwind at the end of the day.

Step Outside...

The rear garden is a real gem — beautifully landscaped and having a lovely decked area for seating, and a charming mix of shrubs and greenery. Whether you're hosting a summer BBQ or simply enjoying a quiet coffee, this space delivers. At the front, there's a driveway and garage providing convenient off-road parking.





Entrance Hall

Housing the stairs to first flooring, storage cupboard and giving access to;

Kitchen 6'0" x 8'10"

Complete with a range of matching wall and base units with complimentary work surface over, inset one and a half bowl sinks with drainer and mixer tap over, tiled splashback, integrated oven with gas hob over and extractor hood above, space and plumbing for essential appliances and window to front elevation.

Dining/Living Room 12'11" x 15'3"

Light and airy room having laminate flooring, central heating radiator and patio doors leading to the rear garden.

W/C 6'0" x 3'2"

Complete with a low flush W/C, pedestal hand wash basin and central heating radiator.

First Floor Landing

With window to front elevation, central heating radiator and giving access too;

Bedroom Two 12'11" x 11'10"

Having carpet flooring, two windows to the rear elevation, built in wardrobes and central heating radiator.

Bedroom Three 6'5" x 8'11"

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

Bathroom 6'5" x 9'2"

Complete with a four piece suite



comprising of panelled bath, low flush w/c, pedestal hand wash basin and shower cubicle. This bathroom has part tiled walls, Vinyl flooring and a central heating radiator.

Second Floor Landing

Giving access to;

Master Bedroom 16'5" x 9'4"

Having carpet flooring, window to front elevation, central heating radiator. The master bedroom also benefits from its very own walk in wardrobe.

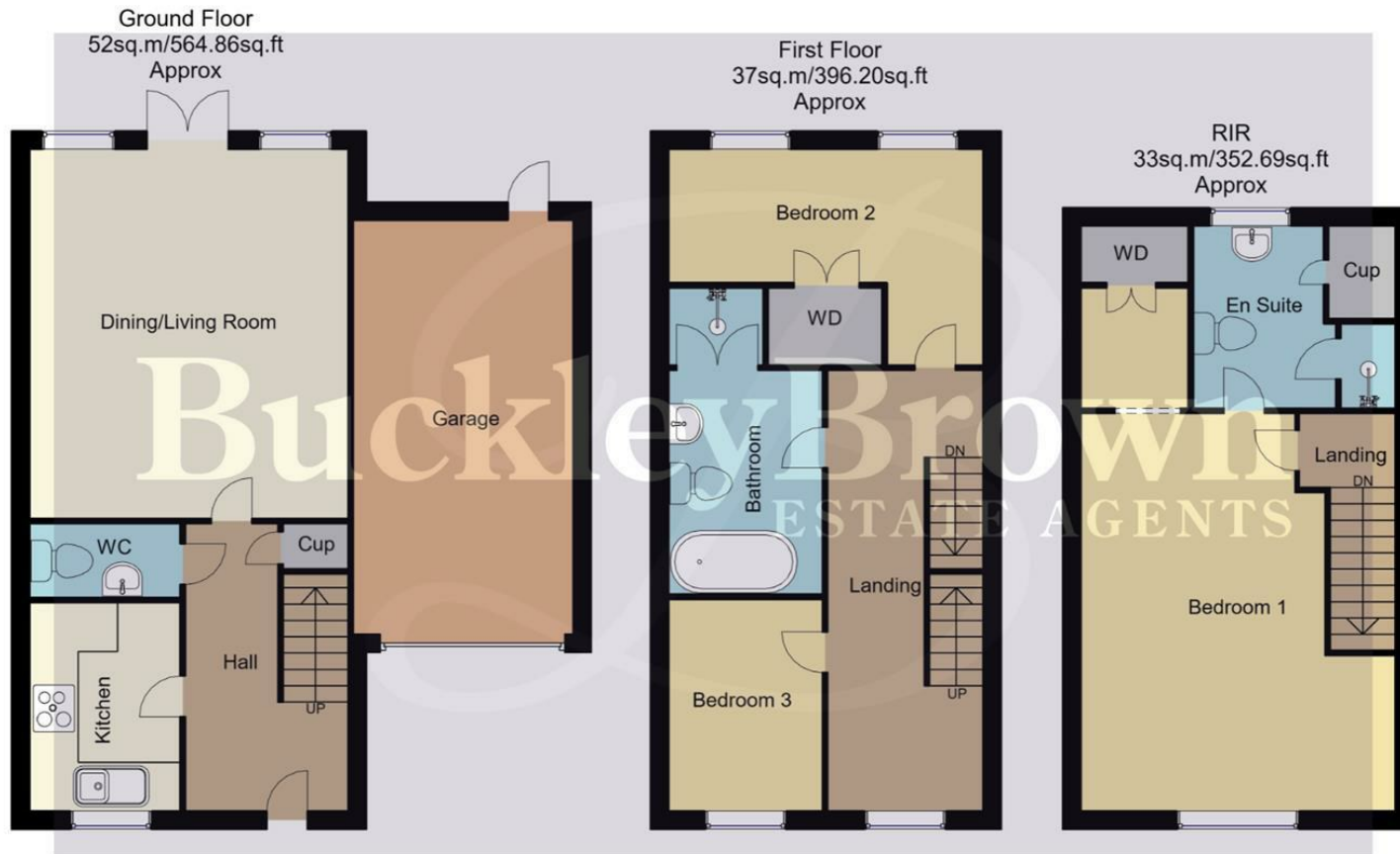
En-Suite 8'4" x 7'9"

Complete with a three piece suite comprising of shower cubicle, low flush w/c, vanity hand wash sink, part tiled walls and window to rear elevation.

Outside

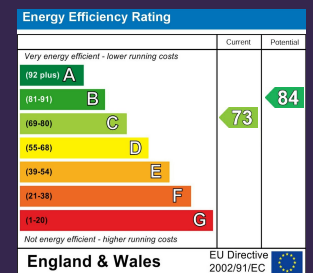
To the front of the property there is a driveway providing off street parking and gives access to the garage. To the rear of the property there is a beautifully landscaped garden having mature trees, bushes and shrubbery. There are gravel and decking seating areas that will be enjoyed through the warmer months.





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.



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SUTTON-IN-ASHFIELD
NOTTINGHAMSHIRE
NG17 5JH



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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