



£240,000 Freehold

60 COLUMBIA AVENUE | | SUTTON-IN-ASHFIELD | NG17 2HA

BuckleyBrown
ESTATE AGENTS

STYLE AND SPACE!...

Welcome to this beautifully renovated and stylish three-bedroom semi-detached home, located in the popular area of Sutton-in-Ashfield. Offering a blend of modern design, spacious living, and thoughtful finishes throughout, this property is perfect for families, professionals, or first-time buyers looking for a move-in ready home with character and comfort.

Upon entering, you're greeted by a welcoming hallway that leads into a modern, well-equipped kitchen—ideal for home cooking with plenty of workspace and storage. The heart of the home is the generous open-plan living and dining area, featuring a charming bay window that floods the room with natural light, and double doors that open directly onto the garden, creating a seamless indoor-outdoor flow—perfect for entertaining or relaxing.

Upstairs, the property offers three generously sized bedrooms, each providing a comfortable and versatile space for sleeping, working from home, or storage. The family bathroom is stylishly finished with a contemporary three-piece suite, offering both practicality and comfort.

Externally, the front of the property benefits from a private driveway and a single garage, providing convenient off-street parking and additional storage. The rear garden has been thoughtfully landscaped to suit a range of lifestyles, featuring a laid lawn, a decked seating area ideal for outdoor dining, a gravelled section for added texture, and a low-maintenance artificial lawn area. The entire space is securely enclosed by fencing, offering privacy and peace of mind.

Ideally located close to local schools, shops, parks, and transport links, this stunning property offers stylish living in a convenient location—ready for its next owners to move in and enjoy. Call today to book a viewing!!!





Entrance Hall

With tiled flooring, stairs rising to first floor, built in storage cupboard and surrounding doors providing access into;

Kitchen 10'1" x 10'4"

Complete with a matching range of cabinetry and worktop surfaces. It features a Belfast sink and drainer, integrated eye level double oven, gas hob with hood over and space for appliances. With a window to the rear elevation and a door providing direct access to the garden.

Living/ Dining Room 12'8" x 22'7"

Complete with carpeted flooring, bay window to front elevation and double doors to the rear, providing direct access to the garden.

Landing

Surrounding doors provide access into;

Bedroom One 11'0" x 11'9"

Complete with carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Two 10'11" x 11'9"

Complete with carpeted flooring, central heating radiator and a bay window to the front elevation.

Bedroom Three 6'11" x 6'11"

Complete with carpeted flooring, central heating radiator and a window to the front elevation.

Bathroom 5'6" x 6'11"

Complete with a three piece suite including a bath, low flush WC and hand wash basin.



Outside

The front of the property features a driveway and garage, offering convenient off-street parking. To the rear, the garden is thoughtfully designed with a laid lawn, a decked seating area, gravelled section, and a low-maintenance artificial lawn area, all enclosed by secure fencing for privacy.

Garage 8'10" x 17'1"

Accessible from the front and rear elevation. The garage provides further off-road parking or extra handy storage.



Ground Floor
73 Sq.m/ 783.37 Sq.ft
Approx



First Floor
45 Sq.m/ 483.08 Sq.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) A		86
(81-91) B		
(69-80) C	73	
(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		

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