



£295,000 Freehold

7 BRIAR CLOSE | STANTON HILL | SUTTON-IN-ASHFIELD | NG17 3NF

BuckleyBrown
ESTATE AGENTS

Discover the Charm of Briar Close.. From the moment you step inside this distinctive three/four-bedroom detached bungalow, you'll feel right at home. Nestled in a sought-after part of Stanton Hill, this beautifully presented property combines spacious living with everyday convenience—just moments from local amenities. Whether you're starting a new chapter or simply looking for more room to grow, Briar Close could be your perfect match.

As you enter, you're welcomed by a generous hallway that sets the tone for the space beyond. The heart of the home is the expansive living room, bathed in natural light from two elegant bay windows—ideal for cozy nights in or entertaining guests. Flowing seamlessly from here is the dining area, perfectly sized for family meals or dinner parties. Need a quiet retreat? The versatile study (or fourth bedroom) opens directly to the rear garden via French doors, offering flexibility for work-from-home life or guest accommodation.

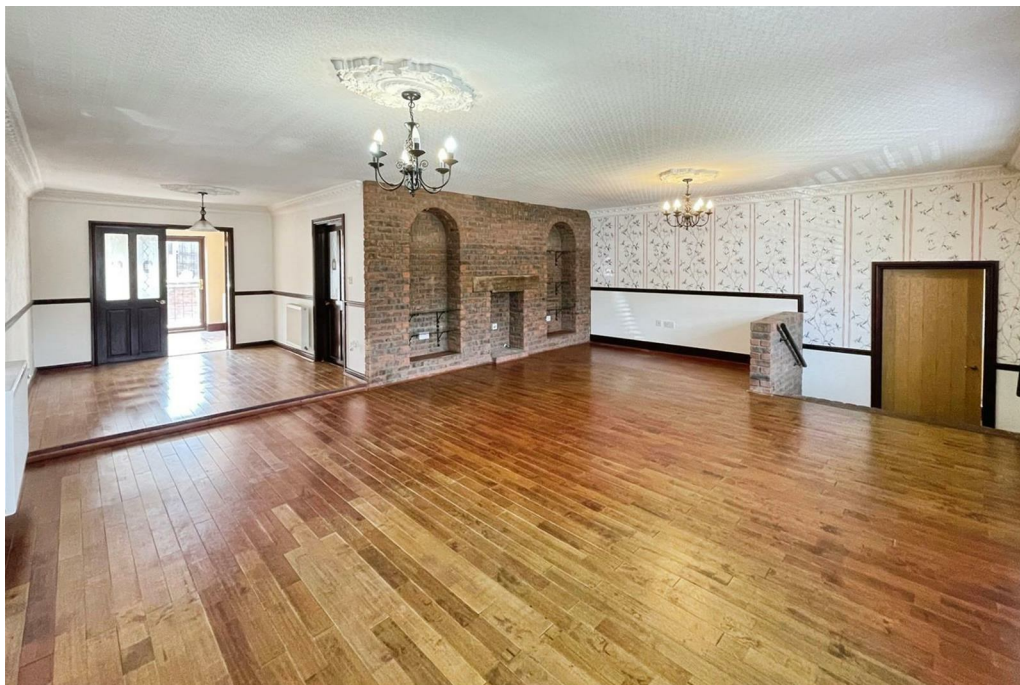
The stylish kitchen/diner is a true highlight, complete with modern cabinetry, ample worktop space, and a central breakfast island—perfect for busy mornings or casual gatherings. A second study area just off the hallway offers additional workspace or reading nook.

The home features three generously sized bedrooms, including a spacious master suite with private en-suite and direct garden access. A well-appointed four-piece family bathroom adds to the comfort and practicality of the layout.

Outside, the appeal continues with a block-paved driveway providing ample off-street parking. The rear garden is private and low-maintenance, finished with neat astro turf for year-round greenery and easy upkeep.

Homes like this don't come around often—book your viewing today and let Briar Close welcome you home.





Entrance Hall

Having wooden floors, central heating radiator and giving access to;

Study

Having wooden flooring and window to side elevation.

Lounge Diner

Spacious room having wooden flooring, two beautiful bay windows to front elevation, statement brick wall and two central heating radiators. The dining space has ample space for dining furniture and double doors leading into the study/bedroom four and another door leading to the kitchen.

Study/Bedroom Four

Currently been used as a gym this room

has tiled flooring and double doors leading to the rear garden.

Kitchen/Diner

Complete with a range of matching wall and base units with complimentary work surface over, inset sink and drainer with mixer tap, tiled splash back, cabinetry island housing the breakfast bar and with gas hob and extractor hood over, two eye level double oven, space and plumbing for essential appliances. This L shaped room has tiled flooring and ample space for dining furniture and two windows to rear elevation.

Utility Room

Having matching wall and base cabinetry with work surface over, sink and drainer with mixer tap, space and plumbing for



essential appliances and door leading outside.

Bedroom One

This room has a bay window housing a door leading to the rear garden, carpet flooring, central heating radiator and access to its very own ensuite facilities.

Ensuite

Complete with a three piece suite comprising of panelled bath, pedestal hand wash basin low flush wc, tiled walls, half tiled walls and window to side elevation.

Bathroom

Complete with a four piece suite comprising of corner panelled bath, shower cubicle, low flush wc, hand wash

basin set within a vanity unit, tiled floors, partly tiled walls and window to side elevation.

Bedroom Two

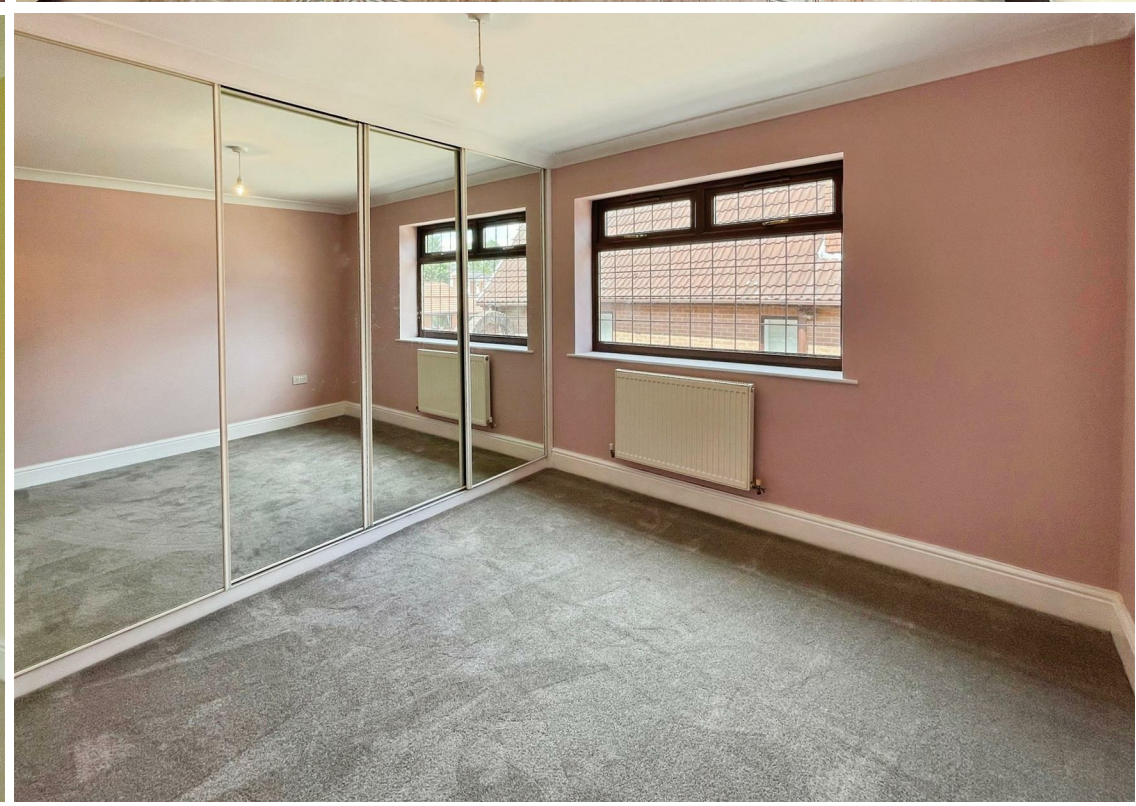
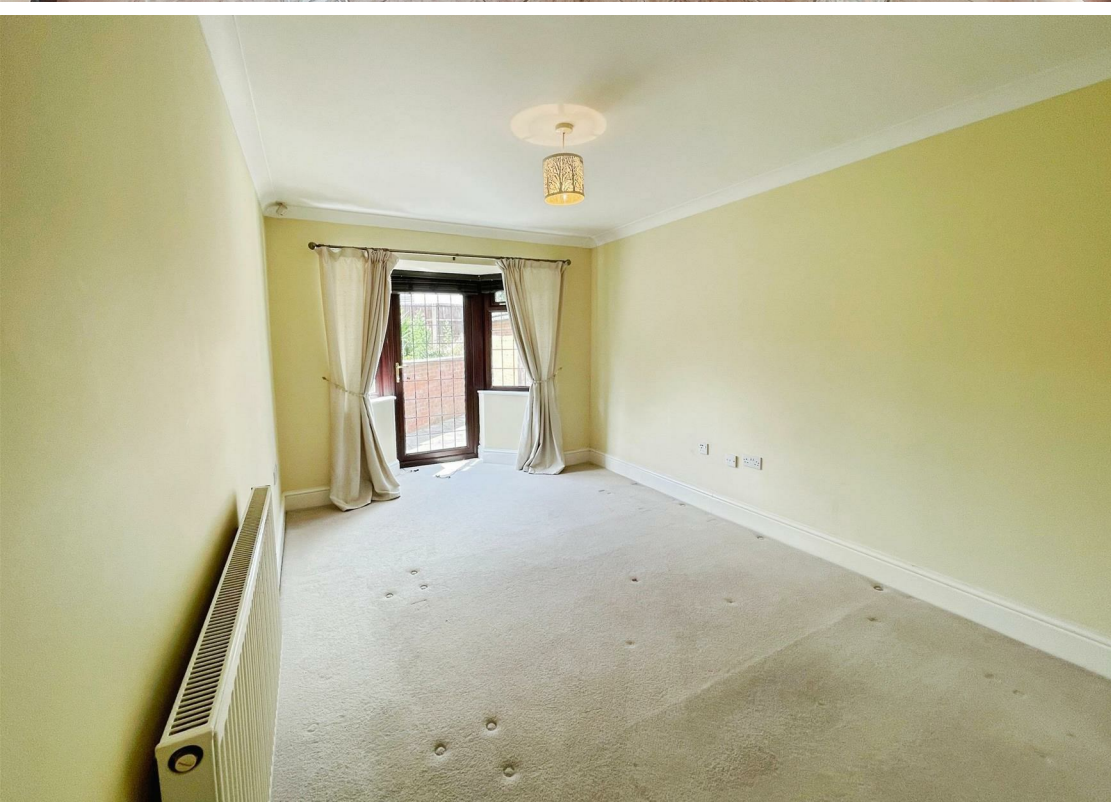
Having carpet flooring, window to side elevation and central heating radiator.

Bedroom Three

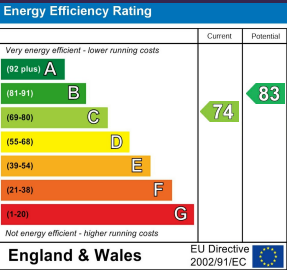
Having carpet flooring, central heating radiator and bay window to front elevation.

Outside

To the front of the property there is a block paved driveway providing off street parking. To the rear of the property there is a lovely spacious enclosed rear garden, mostly astroturf lawn it is low maintenance and space to be enjoyed in the warmer months!



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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