



Offers Over £350,000

ALFRETON ROAD | | SUTTON-IN-ASHFIELD | NG17 1FS

**BuckleyBrown**  
ESTATE AGENTS



## PERFECT FAMILY HOME!...

Located in a sought-after area of Sutton-in-Ashfield, this spacious four-bedroom detached home offers the ideal setting for family living. With its versatile layout and stylish features, this property is ready to welcome its new owners. Let's take a look inside...

Step inside to a welcoming and spacious hallway that sets the tone for the rest of the home. The well-equipped kitchen provides ample storage and worktop space, perfect for preparing family meals. At the heart of the home is a generous open-plan living and dining area, designed for both relaxing and entertaining. Patio doors open directly onto the beautifully maintained rear garden, allowing plenty of natural light to flow through. Completing the ground floor is a convenient WC, ideal for guests.

Upstairs, you'll find four generously sized bedrooms offering a blank canvas to add your own personal touch. The master bedroom features built-in wardrobes, a Juliet balcony, and a private en suite. Two additional bedrooms also benefit from built-in wardrobes, while a neutral family bathroom with a four-piece suite is located off the landing.

Externally, the property boasts a vast private driveway to the front, providing ample off-street parking. The stunning rear garden is mainly laid to lawn, complemented by a paved seating area, decorative shrubs, a storage shed, and secure fencing—offering a sense of peace and privacy.

This well-presented home is perfect for growing families seeking space, comfort, and a great location. Call our team today to arrange a viewing!





#### Hall

Large entrance hallway with a window to the front, fitted cupboard and further access to;

#### Kitchen 10'6" x 15'10"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and decorative splashback tiles. Additional space and plumbing for a washing machine and tumble dryer. Fitted with a window to the front and an external door to the side.

#### Living Room 13'5" x 19'9"

Generous sized reception room with ample space for your desired furnishing, with a window to the rear and an opening into the dining room.

#### Dining Room 9'3" x 11'1"

Versatile space complemented by patio doors opening to the rear garden.

#### WC 3'7" x 5'5"

Fitted with a low flush WC, hand wash basin and a window to the side.

#### Landing

Window to the side, multiple storage cupboards and leading access into;

#### Bedroom One 11'1" x 13'0"

Carpeted flooring, central heating radiator, built in wardrobes and an en suite. Not to mention the patio doors opening to a juliet balcony.

#### En Suite 7'0" x 7'2"

Three piece suite including a hand wash basin, low flush WC and a shower. Window to the side.

#### Bedroom Two 10'9" x 11'1"

Laminate flooring, central heating radiator, built in wardrobes and a window to the front.



#### Bedroom Three 8'2" x 13'5"

Carpeted flooring, central heating radiator and a window to the rear elevation.

#### Bedroom Four 7'0" x 12'5"

Laminate flooring, central heating radiator, built in wardrobes and a window to the front elevation.

#### Bathroom 7'4" x 9'0"

Four piece family suite comprising of a hand wash basin, low flush WC, bath and a separate shower. Window to the side elevation.

#### Garage

Accessible from the front elevation.

#### Outside

Vast private driveway to the front elevation along with a driveway. Stunning rear garden which is mainly laid to lawn with a

paved seating area, decorative shrubs, shed and fence surround, offering a degree of privacy.





Ground Floor  
87 Sq.m/ 936.51 Sq.ft  
Approx

First Floor  
85 Sq.m/ 918.86 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. Specially no guarantee is given on the total square footage of the property if quoted on this plan.

CC Ltd ©2018

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		



ALFRETON  
ROAD | | SUTTON-IN-  
ASHFIELD | NG17 1FS



BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | [mansfield@buckleybrown.co.uk](mailto:mansfield@buckleybrown.co.uk) | [www.buckleybrown.co.uk](http://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