



VALHALLAS GATE COXMOOR ROAD | | SUTTON-IN-ASHFIELD | NG17 5LF

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GUIDE PRICE £750,000 - £800,000!...A STUNNING RESIDENCE!... Occupying an enviable position located in Sutton-In-Ashfield is this exceptional four-bedroom detached residence. Offering a unique layout and a multitude of rooms to explore, this property is a true credit to its current owners, who have kept it to an exceptional standard throughout. Each room brings an element of space and elegance that radiates throughout, giving the property a wonderful atmosphere that feels just like home!

Entering the first floor, you will be greeted with two spacious bedrooms, both of which offer their own built-in wardrobes and benefiting from a private en suite facility. What a dream! Just off the landing is a handy box room which could be utilised as an office.

Moving downstairs, you will be instantly be welcomed into the wonderful kitchen comprising modern fixtures, cabinets, and essential appliances. Not to forget the windows allowing natural light and lovely views. The utility room offers storage space and room for additional appliances. This is handy when doing the laundry! The dining room is just next door and hosts ample space for a large table and chairs for all of the family to be seated. The ground floor comprises a spacious living room. The large windows and laminate flooring really bring this room to life! There is plenty of space for all of your household furnishings. Completing this floor are two spacious bedrooms, one which includes an ensuite for added privacy.

Outside is just as incredible, boasting an impressive 1 acre of land which has been beautifully maintained, a patio area for alfresco dining and a driveway with gated access allowing for off road parking. The garden is certainly outstanding and gives this property the wow factor. This property has extension plans that have been paid for and passed by the council.

Is this the one for you? Call now to arrange a viewing!





Hall  
With access to;

Living Room/Dining Room 15'10" x 27'9"

Spacious living with luxury flooring and down lights. Including ample space for homely furnishings. With window to front elevation and dual aspect windows to the rear.

Dining Room 11'10" x 15'8"

With spacious for a good-sized dining room table and chairs. With window to rear elevation.

Kitchen 15'8" x 18'10"

Complete with a stunning range of matching units and cabinetry, with

complementary work surface over, an inset sink and integrated appliances. With dual aspect windows to the rear.

Utility 9'10" x 15'7"

With door access to front elevation.

WC

Including a low flush WC and hand wash basin.

Bedroom One 11'8" x 15'0"

With beautiful flooring and central heating radiator. With a bay window to rear elevation.

Ensuite one 7'4" x 11'6"

Bedroom two 11'10" x 15'9"

Complete with fitted wardrobes and

heating radiator. With a bay window to rear elevation.

Ensuite Two .200'1" x 15'9"

With a fabulous bay window to rear elevation.

Bedroom Three 12'7" x 13'6"

With window and door to front elevation.

Ensuite Three 4'0" x 13'6"

Including a three-piece suite. With window to rear elevation.

Bedroom Four 10'9" x 15'10"

With window to front elevation.

Outside

With a large well-maintained and decorative garden space to the rear. With

ample parking to the front of the property. With planted trees and shrubs, not to mention the feature bridge and pond for added character.



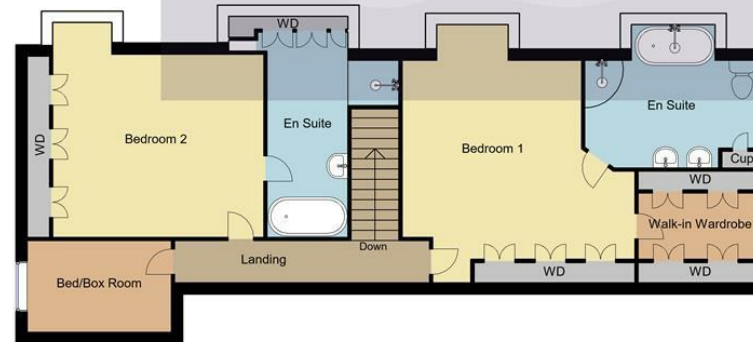


Ground Floor  
176sq.m / 1897.67sq.ft  
Approx.



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First Floor  
81sq.m / 868.61sq.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.

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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) <b>A</b>                          |           | <b>82</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>61</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |



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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)

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