



Offers Over £290,000

36 ALFRETON ROAD | | SUTTON-IN-ASHFIELD | NG17 1FW

BuckleyBrown
ESTATE AGENTS

A STAND OUT PROPERTY! This four bedroom detached property is pleasantly situated in Sutton-In-Ashfield with a spacious driveway offering convenient off-street parking. The interior is equally as wonderful, presenting a charactful style throughout. This property also benefits from great transport links and easy commuting as well as handy local shops and amenities.

As you walk through, you will be pleasantly surprised by the light and airy hallway with a fabulous statement tile flooring which leads us to the living room, the eye-catching features continue as you will be met with a homely fireplace and box window, both really bringing this room to life! Just next door, the dining room provides a great sense of space to add your own homely touches. There is ample space for a large table and chairs, perfect for hosting dinner parties! this property benefits from a generous sized conservatory providing an extra sitting space. Through to the kitchen, this is fitted with a range of matching cabinets and units, work surface and an inset sink. Finishing off this floor you will find a handy family bathroom with a shower over bath, the perfect place to relax and unwind.

Heading upstairs you will find four versatile bedrooms, all of which have been lovingly maintained. The spacious landing in-turn provides access to the family bathroom fitted with a three piece suite with the added bonus of a separate walk in shower.

The outside presents a fantastic enclosed garden with a well-maintained patio and planted trees/shrubs. This is a great setting for BBQ's in the summer months! To the front accommodates private parking for multiple cars. It's clear to see that this property has been well-loved and is a credit to its owners. Like what you see? Call now to arrange a viewing!





Porch
Entrance to the property.

Hall
Tiled hallway with access into;

Kitchen 13'6" x 10'8"
Matching cabinets with worktop space above, space for integrated appliances, an inset sink, tiled splash back and a window to the side elevation. Door to the side elevation with access to the garden.

Dining Room 12'0" x 12'11"
Tiled flooring with central heating radiator and ample space for your desired dining furniture.

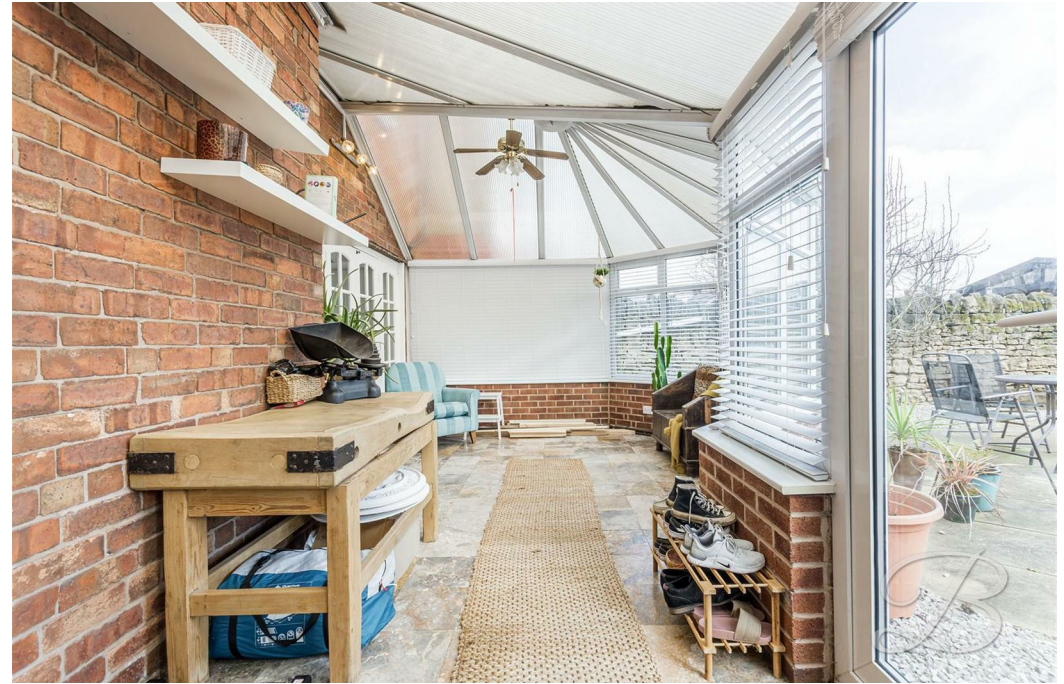
Living Room 12'0" x 12'0"
Carpeted living room with central heating radiator, a feature fireplace and a box window to the front elevation.

Bathroom 6'4" x 5'9"
Three piece suite with a shower over bath, belfast sink with cupboard under, and a low flush WC.

Conservatory 21'5" x 11'6"
Spacious conservatory with surrounding windows and patio doors out to the rear garden.

Landing
Carpeted flooring leading up to all first floor rooms.

Bedroom One 11'11" x 11'11"
Carpeted bedroom with central heating radiator and a window to the front elevation.



Bedroom Two 11'11" x 11'4"
Carpeted bedroom with central heating radiator and a window to the rear elevation.

Bedroom Three 10'11" x 8'5"
Carpeted bedroom with central heating radiator and a window to the side elevation.

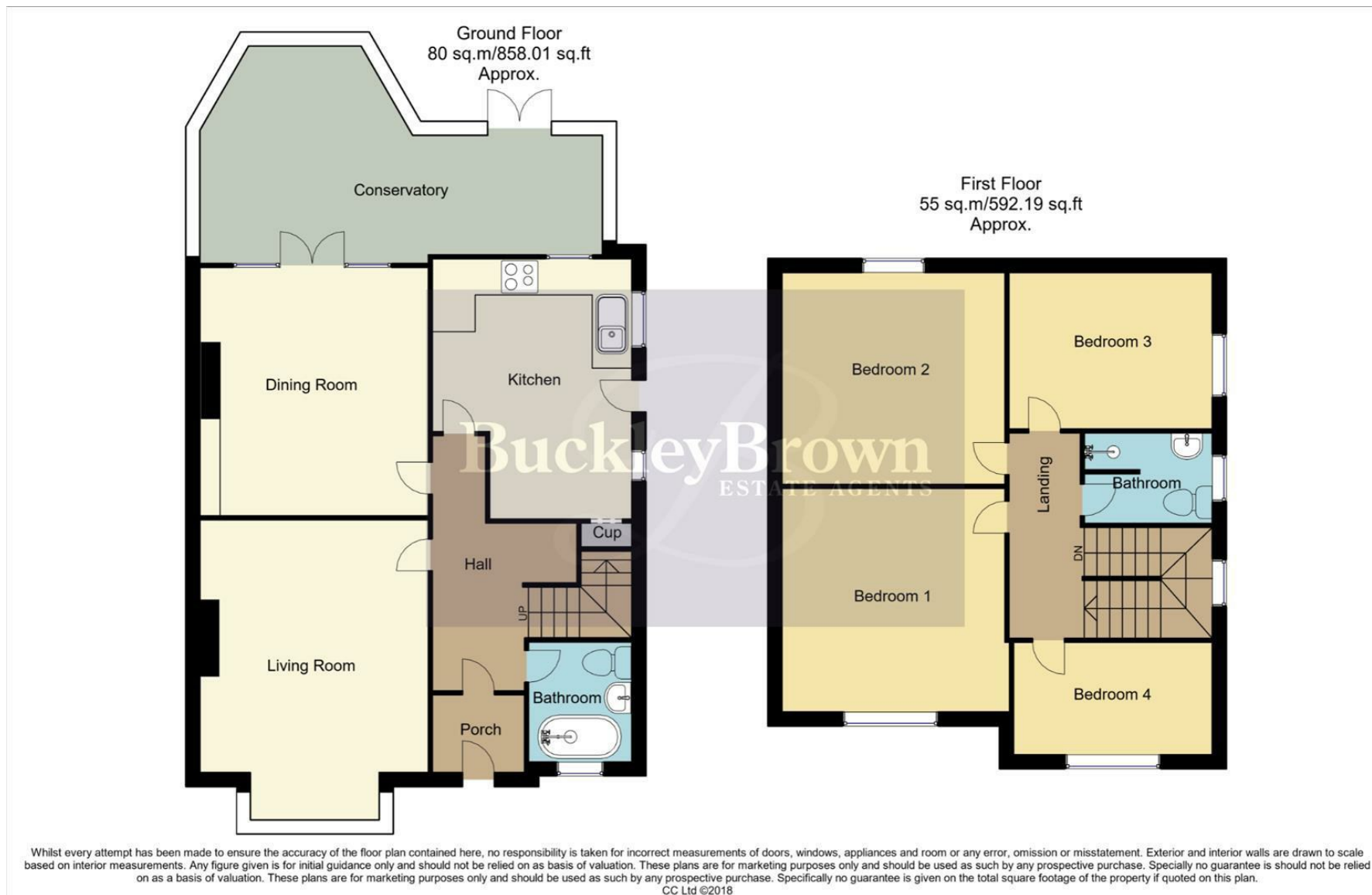
Bedroom Four 10'9" x 6'2"
Carpeted bedroom with central heating radiator and a window to the front elevation.

Bathroom 7'0" x 4'10"
Three piece suite with walk in shower, low flush WC and hand wash basin.

Outside

Spacious driveway with room for multiple cars. To the rear you will find a generous sized paved garden area perfect as a patio for alfresco dining.





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		83
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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