



Offers Around £515,000 Freehold

9 OMBERLEY AVENUE | | SUTTON-IN-ASHFIELD | NG17 3AL

BuckleyBrown
ESTATE AGENTS

GUIDE PRICE - £500,000 - £525,000

THE HOME YOU'VE BEEN SEARCHING FOR...

Step into charm, comfort, and contemporary living with this beautifully maintained four-bedroom detached home, nestled in a desirable area of Sutton-in-Ashfield. Lovingly cared for by its current owner, this property is perfect for families or anyone seeking a blend of space, style, and modern convenience.

As you enter, you're welcomed by a warm and inviting lounge, where patio doors open out to the garden, bathing the room in natural light. On chilly evenings, the log burner fireplace becomes the cosy centrepiece for relaxing nights in. The versatile dining room flows seamlessly into a fully-equipped modern kitchen, which boasts a stunning central island — ideal for casual dining or entertaining. Patio doors connect the indoors with the outdoors, making summer gatherings effortless. Also on the ground floor, you'll find a generous fourth bedroom — perfect for guests, older children, or a home office — alongside a stylish downstairs shower room, adding extra flexibility and comfort.

Upstairs, you'll discover three spacious bedrooms, two of which benefit from their own dressing rooms and luxury en suites. The master bedroom is a true sanctuary, complete with its own private balcony — your very own morning coffee spot or sunset retreat overlooking the spectacular garden.

To the front, a large gravelled driveway provides secure, off-road parking for multiple vehicles. To the rear, the garden is a real showstopper — beautifully landscaped with well kept lawns, vibrant shrubs, mature trees, and dedicated planting areas. A decked seating area provides the perfect backdrop for alfresco dining or winding down after a long day.

Early viewing is highly recommended to truly appreciate everything this gem has to offer. Call our team now to arrange your viewing!





Porch

Entrance area with windows to the front and access through to the main hallway.

Hall

Spacious entrance hallway with stairs ascending to the first floor and further access to;

Lounge 12'11" x 18'4"

Stunning reception room with laminate flooring, log burner fireplace, window to the side and patio doors opening to the rear garden.

Dining Room 16'0" x 11'10"

Versatile room offering plenty of space for your desired furnishings, a window to the front along with a seamless transition through to the kitchen.

Kitchen 15'2" x 12'5"

Vast kitchen complete with a range of matching gloss wall and base cabinets, inset sink and drainer, integrated appliances and a centre

island feature. Additional cupboards and access to a handy utility. Triple aspect windows to the front side and rear, not to mention the patio doors opening to the rear garden.

Utility

Fitted worktops, wall cabinetry and further space and plumbing for a washing machine and tumble dryer.

Bedroom Four 10'10" x 11'10"

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

Shower Room 8'7" x 5'7"

Three piece suite comprising of a hand wash basin, low flush WC and a shower. Window to the rear elevation.

Landing

Vast landing space with multiple storage cupboards and further access into;



Bedroom One 12'11" x 8'11"

Carpeted flooring, central heating radiator, dressing room and an en suite. Complemented with sliding doors opening to a balcony which overlooks the beautiful garden.

Dressing Room

Ample storage space with a velux window, allowing natural light to fill this space.

En Suite 4'5" x 9'0"

Three piece suite including a hand wash basin, low flush WC and a shower.

Bedroom Two 9'10" x 12'4"

Carpeted flooring, central heating radiator, dressing room and en suite. Window fitted to the front elevation.

Dressing Room

Ample space for your personal belongings.

En Suite 3'3" x 6'0"

Three piece suite including a hand wash basin, low flush WC and a shower.

Bedroom Three 4'3" x 6'0"

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

Garage

Accessible from the front elevation. Ideal for additional parking or storage.

Outside

Externally, the front provides a large gravelled driveway for secure off road parking. The rear garden has been beautifully landscaped with mainly laid to lawn, decorative surrounding shrubs, planting areas, trees and a decked seating area.



9 OMBERLEY AVENUE
SUTTON-IN-ASHFIELD
NG17 3AL



BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | 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