



£294,000 Freehold

1 RED SQUIRREL SENTRY | | SUTTON IN ASHFIELD | NG17 3NN

**BuckleyBrown**  
ESTATE AGENTS



MOVE-IN READY!..We're thrilled to present this beautifully maintained four-bedroom detached home in the popular area of Sutton-in-Ashfield. Conveniently located close to local amenities, shops, schools, and excellent transport links, this home is the perfect blend of comfort and convenience—ready for you to move straight in!

Step inside and you're welcomed by a bright and inviting entrance hallway. To your right, you'll find the spacious living room, flooded with natural light and offering plenty of room for your furnishings—an ideal space to relax and unwind with family.

At the heart of the home lies the modern kitchen-diner, featuring a stylish range of matching wall and base units along with integrated appliances. Whether you're cooking for one or entertaining guests, this kitchen is sure to impress. The dining area boasts patio doors that open directly onto the rear garden, making indoor-outdoor living effortless. The ground floor also benefits from a handy utility room and a convenient downstairs W/C.

Upstairs, you'll find four generously sized bedrooms, with the master bedroom enjoying its own en-suite bathroom for added privacy. The family bathroom is fitted with a sleek three-piece suite, including a panelled bath with shower over.

Outside, the property offers two driveways, providing ample off-street parking and access to a single garage. The enclosed rear garden is mostly laid to lawn and surrounded by secure fencing—perfect for children, pets, or summer entertaining.

Don't miss your chance to view this fantastic family home.

Call now to book your viewing!







#### Entrance Hall

Giving access to;

#### Dining Kitchen 19'0" x 9'6"

Complete with a range of matching wall and base units with complimentary work surface over, inset sink and drainer with mixer tap, integrated over with gas hob and extractor hood over, and window to rear elevation. The dining space has ample space from dining furniture, central heating radiator and patio door leading out to the garden.

#### Utility Room 4'0" x 6'2"

Having space and plumbing for essential appliances and work surface over.

#### Living Room 11'0" x 15'3"

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

#### W/C

Complete with a low flush wc, pedestal hand wash basin with tiled splash back and central heating radiator.

#### First Floor Landing

Giving access to;

#### Bedroom One 9'10" x 12'2"

Having carpet flooring, central heating radiator, window to rear elevation and access to it's very own ensuite facilities.

#### En-Suite 7'8" x 3'9"

Complete with a three piece suite comprising of walk in shower cubicle, pedestal hand wash basin, low flush wc and window to side elevation.

#### Bedroom Two 9'11" x 12'2"

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

#### Bedroom Three 8'10" x 8'3"

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

#### Bedroom Four 9'0" x 6'7"

With carpet flooring, central heating radiator and window to rear elevation.

#### Bathroom 5'4" x 6'2"

Complete with a three piece suite comprising of panelled bath with shower over and glass screen, low flush wc, pedestal hand wash basin,, central heating radiator and window to side elevation.

#### Outside

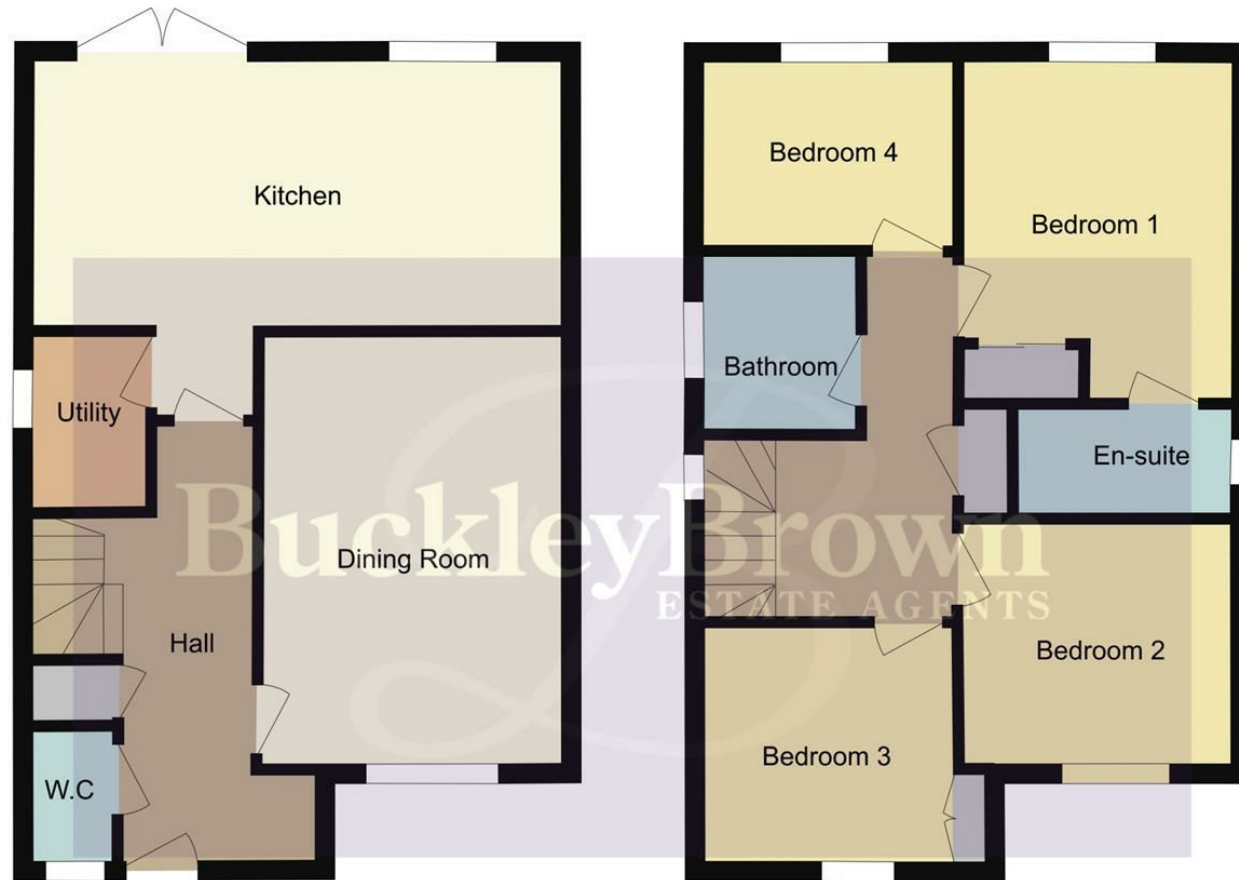
To the front of the property there is a driveway providing off street parking and access to the garage. To the rear of the property there is an enclosed garden which

is mostly laid to lawn with fenced boundaries.









**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>		94
(81-91) <b>B</b>	84	
(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		
England & Wales		
EU Directive 2002/91/EC		



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NOTTINGHAMSHIRE  
NG17 3NN



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