



Offers Over £450,000 Freehold

5 SEARBY ROAD | | SUTTON-IN-ASHFIELD | NG17 5JQ

BuckleyBrown
ESTATE AGENTS

STUNNING FAMILY HOME!

Situated in a sought-after part of Sutton-in-Ashfield, this impressive five-bedroom, three-storey home offers a perfect blend of modern luxury, spacious living, and stylish design—ideal for contemporary family life. Let's take a look inside...

The ground floor is thoughtfully designed for both comfort and entertaining. A sleek, fully equipped kitchen with central island flows into an open-plan living and dining space, complete with a striking brick feature wall and cosy log burner. A second, expansive lounge opens onto the rear garden through elegant bifolding doors, flooding the space with natural light. A practical utility room and downstairs WC add essential convenience.

Upstairs, the first floor boasts three generous bedrooms, including a luxurious master suite with walk-in wardrobe and modern en suite. A well-appointed family bathroom serves the remaining rooms, all accessed from a spacious landing.

The top floor provides two further bedrooms and a separate WC—ideal for guests or a home office setup.

Externally, the home features a private frontage with an extensive paved driveway and attached garage, providing secure off-road parking. The rear garden is beautifully landscaped with a generous patio seating area, perfect for outdoor dining, leading up to a large, manicured lawn framed by mature planting and secure fencing for added privacy.

Stylish, spacious, and superbly located—this home is perfect for families seeking comfort, flexibility, and a touch of luxury. Early viewing is highly recommended.





Entrance Hall

Fitted storage cupboard located under the stairs with further access into;

Kitchen 8'7" x 15'10"

A bright and spacious kitchen, fully equipped with sleek gloss wall and base cabinets, an inset sink with drainer, and a striking central island. It also features built-in units and integrated appliances, including a Range master fridge/freezer, bosch microwave and provision for a large cooker. A Velux window enhances the natural light, with convenient access to the utility room and garage.

Utility

Practical utility room ideal for extra storage, featuring fitted worktops, cabinetry, an inset sink with drainer, and stylish splashback tiling. Offers access to a ground floor WC and an external door leading to the rear of the property.

WC 3'4" x 4'5"

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

Living Room 11'0" x 12'4"

Inviting private reception room showcasing a feature log burner set within a charming brick surround, complemented by a bay front window and open access to the adjoining dining area.

Dining Room 12'4" x 12'7"

Flexible area offering plenty of space to accommodate your preferred dining furniture.

Living Room 11'6" x 19'10"

Generous living area featuring a stunning open-plan layout with bi-folding doors that lead out to the rear garden, seamlessly blending indoor and outdoor living.

Landing To The First Floor

Dual aspect windows to the front and side along with leading access into;

Bedroom One 11'6" x 16'5"

Carpeted flooring, central heating radiator, walk in wardrobe, en suite and a Juliet balcony overlooking the rear garden.



En Suite

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

Bedroom Two 11'1" x 12'4"

Carpeted flooring, central heating radiator, built in wardrobe and a bay window to the front.

Bedroom Three 8'0" x 11'6"

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

Bathroom 4'8" x 7'11"

Three piece suite comprising of a hand wash basin, low flush WC and a bath with an overhead shower for added convenience. Window to the side elevation.

Landing To The Second Floor

With fitted cupboard and further access to;

Bedroom Four 10'6" x 14'11"

Carpeted flooring, central heating radiator, a window to the rear and two velux windows.

Bedroom Five 10'6" x 14'11"

Carpeted flooring, central heating radiator and a velux window.

WC 3'3", 4'9" x 5'10"

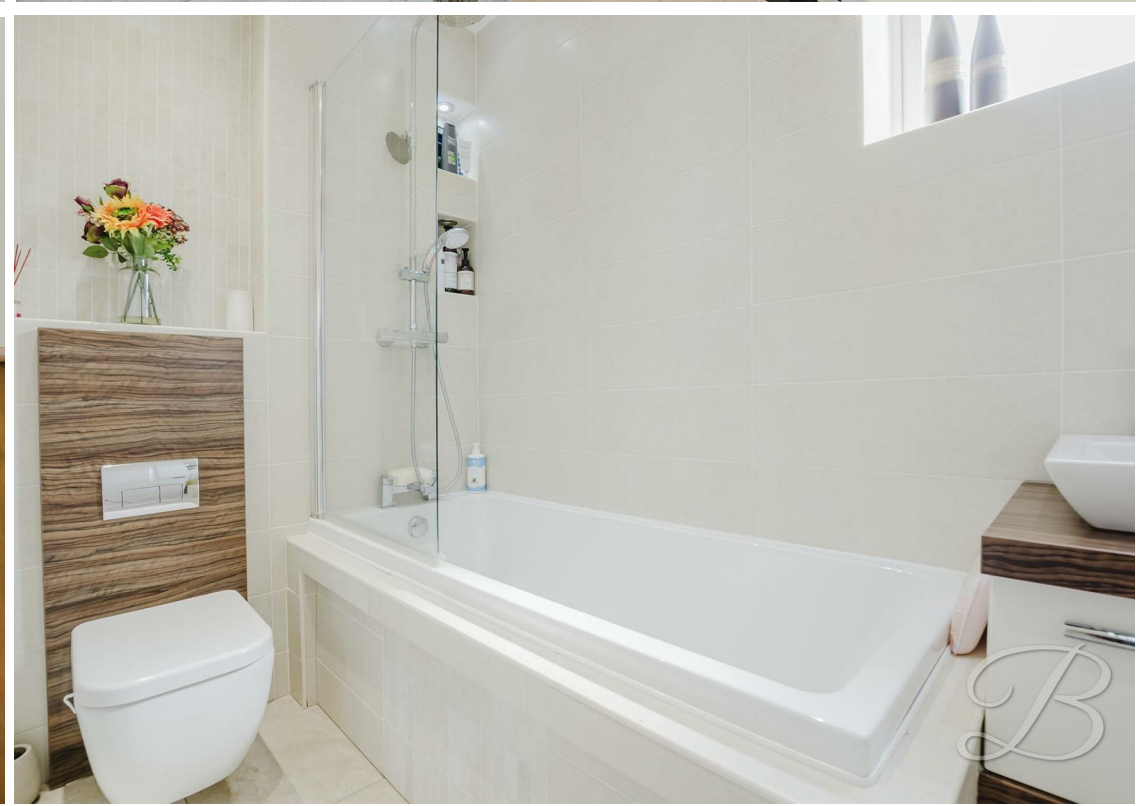
Fitted with a low flush WC and a hand wash basin.

Garage

Accessible from the front elevation with a door fitted to the rear, leading through to the kitchen.

Outside

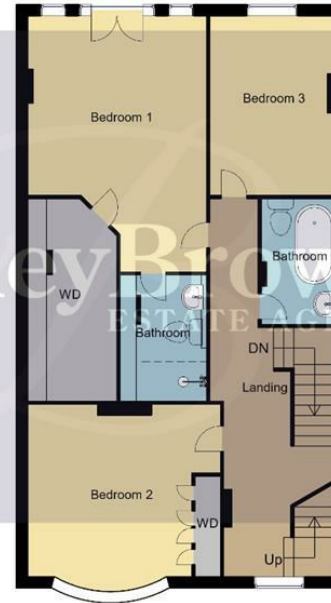
Enjoying a private frontage, the property features a spacious paved driveway and an attached garage, providing secure off-road parking for multiple vehicles. To the rear, the beautifully landscaped garden offers a perfect retreat, complete with a generous patio seating area—ideal for outdoor dining and entertaining—leading up via steps to an expansive, well-maintained lawn bordered by mature planting and fencing for added privacy. Added brick built garage at the top of the garden.



Ground Floor
107 Sq.m/ 1152.44 Sq.ft
Approx



First Floor
74 Sq.m/ 799.68 Sq.ft
Approx



Second Floor
39 Sq.m/ 419.64 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. Specifically 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) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| 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 | www.buckleybrown.co.uk

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