



£895,000

CHELSTON COXMOOR ROAD | | SUTTON-IN-ASHFIELD | NG17 5LF

BuckleyBrown
ESTATE AGENTS

LIVING THE DREAM!...

Welcome to this impressive five-bedroom detached property, perfectly positioned in the sought-after area of Sutton-in-Ashfield, close to excellent local amenities, schools, shops, and transport links. Offering a versatile and generous layout, this home is ideal for modern family living, entertaining, and comfortable everyday life.

Approaching the property, a gated entrance leads to a large driveway and double garage, complemented by a neatly laid front lawn and mature trees, creating a welcoming and impressive first impression.

Step inside through the porch into the hall, which sets the tone for the spacious and bright interior. The modern kitchen is perfect for preparing family meals, offering ample storage and workspace, and flows seamlessly into the open-plan dining room, ideal for casual dining or entertaining. A utility room adds convenience, while the living room features a cosy feature fireplace and direct garden access, creating a relaxing hub for family life. The master bedroom benefits from fitted wardrobes, an en-suite, and doors opening directly onto the rear garden, providing a private retreat. Two versatile rooms on the ground floor can be used as bedrooms, offices, or hobby spaces, complemented by a stylish shower room.

Upstairs, two further generous bedrooms, a large landing with Velux windows, and a family bathroom continue the theme of spacious elegance.

The rear garden is a standout feature, with a decked seating area leading down to a vast lawn, surrounded by mature trees and shrubbery, offering a private and tranquil outdoor space for relaxing, entertaining, or enjoying family life.

This property combines size, style, and versatility, offering a rare opportunity to acquire a substantial family home in a prime location. Call today to arrange a view!!!





Porch

A welcoming porch, complete with windows to the front elevation that allow for plenty of natural light and a door providing access into;

Entrance Hall

The entrance hall creates a bright and welcoming first impression, offering a central hub to the home. From here, doors provide access into the main reception rooms and further living spaces.

Kitchen 10'11" x 14'11"

The kitchen is both stylish and practical, fitted with a range of matching cabinetry and ample worktop surfaces to provide plenty of preparation and storage space. A window to the rear elevation fills the room with natural light, while double doors open

seamlessly into the dining room, creating a great flow for family meals and entertaining. There is also a door providing convenient access to the utility room.

Dining Room 13'1" x 13'5"

The dining room offers a bright and inviting space, complemented by a window to the front elevation that allows natural light to fill the room. Generously proportioned, it provides ample space to accommodate a full dining set, making it perfect for both everyday family meals and entertaining guests.

Utility 19'7" x 14'11"

The utility room is a highly practical addition to the home, fitted with further cabinetry and worktop surfaces. There is ample space for appliances, ensuring convenience and functionality for everyday



living. From here, you'll find access to the rear elevation, the garage, and the master bedroom, making this a versatile and well-connected space.

Bedroom One 15'4" x 13'1"

The master bedroom is a generously sized retreat, complete with cosy carpeted flooring and fitted wardrobes for excellent storage. Double doors open directly onto the garden, allowing natural light to flood the space and offering a seamless indoor-outdoor feel. This room also benefits from the luxury of its own en-suite.

En Suite 10'4" x 6'9"

Complete with a three piece suite including a walk in shower, low flush WC and a hand wash basin. With a window to the side elevation.

Living Room 20'2" x 11'10"

The living room is a spacious and inviting setting, beautifully enhanced with cosy carpeted flooring and a striking feature fireplace that serves as the perfect focal point. With windows to both the front and rear elevations, the room is filled with natural light, creating a bright and welcoming atmosphere throughout the day. A door to the rear provides convenient access to the garden, making this an ideal space for both relaxation and entertaining.

Bedroom Four 12'0" x 11'10"

This versatile bedroom is currently being used as a living area, offering flexible space to suit your needs. Featuring cosy carpeted flooring and a window to the front elevation.



Bedroom Five 12'0" x 9'11"

This versatile bedroom is currently used as a home office, providing a flexible space to suit your lifestyle needs. With a window to the side elevation, the room benefits from natural light, making it ideal for work, study, or as an additional bedroom or hobby space.

Shower Room 7'4" x 8'2"

Complete with a three piece suite including a walk in shower, low flush WC and a hand wash basin. With a window to the rear elevation.

Landing

With access into;

Hall

The upstairs hallway is a bright and spacious area, featuring carpeted flooring and Velux windows that flood the space

with natural light. With ample room for furnishings, it provides both functionality and a welcoming flow to the first-floor rooms.

Bedroom Two 19'7" x 18'7"

This well-proportioned bedroom features cosy carpeted flooring and a window to the front elevation, allowing natural light to fill the space and creating a bright, welcoming atmosphere.

Bedroom Three

This charming bedroom features cosy carpeted flooring and Velux windows that flood the space with natural light. A built-in wardrobe provides excellent storage, making the room both practical and inviting.

Bathroom 7'3" x 11'4"

Complete with a three piece suite including



a bath, low flush WC and a hand wash basin. With a window to the rear elevation.

Outside

The property enjoys excellent kerb appeal, featuring a gated entrance leading to a large driveway and a double garage. The front garden is enhanced with a neatly laid lawn and mature trees, creating a welcoming and attractive approach.

To the rear, the garden is both expansive and inviting, with a decked seating area that steps down to a massive lawn, surrounded by mature trees and shrubbery, offering a private and tranquil outdoor space perfect for relaxing, entertaining, or enjoying family life.

Garage 19'7" x 16'11"

The property benefits from a double garage, offering ample space for vehicle

parking, storage, or hobby use. With its generous proportions, it provides a practical and versatile addition to the home, easily adaptable to suit your needs.







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. 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	75	81
(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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