



Offers Over £165,000 Freehold

9 KENSINGTON CLOSE | | SUTTON-IN-ASHFIELD | NG17 1EJ

BuckleyBrown
ESTATE AGENTS

MOVE IN READY!...

Welcome to this beautifully presented two-bedroom end-terrace property, perfectly situated in the sought-after area of Sutton-in-Ashfield, close to excellent amenities, schools, transport links, and local parks. This fully refurbished home offers a stylish, neutral décor throughout—ideal for those looking for a move-in ready property.

Upon entering, you're welcomed by a bright and inviting living room featuring a charming feature fireplace and elegant panelled wall detailing, creating a cosy space perfect for relaxing or entertaining guests. To the rear, the open-plan kitchen and dining area provides a modern and social layout, fitted with brand-new contemporary units, integrated appliances, and ample workspace—perfect for cooking and entertaining. A rear door opens directly to the garden, allowing a seamless indoor-outdoor flow.

Upstairs, you'll find two well-proportioned bedrooms, each finished in calming neutral tones, along with a modern shower room featuring sleek fixtures and finishes.

Outside, the front garden offers great kerb appeal with a neatly laid lawn, picket fencing, and attractive shrubs and pathways leading to the entrance. The enclosed rear garden provides a lawned area, mature trees and shrubs, and a useful storage shed—perfect for outdoor living.

Additional benefits include a garage and dedicated parking space, offering ample off-street parking and extra storage.

This stunning home perfectly combines comfort, style, and practicality—ideal for first-time buyers, small families, or anyone seeking a low-maintenance home in a convenient location.

Call today to arrange a viewing!!!





Entrance Hall

With stairs rising to the first floor and a door providing access into;

Living Room 8'4" x 17'5"

With carpeted flooring, central heating radiator and a window to the front elevation. With a feature fireplace surrounding by decorative panelling and a door providing access into the kitchen/dining room.

Kitchen 4'7" x 8'5"

The kitchen is complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven, electric hob with hood over and space for appliances. With a window to the rear elevation and an open plan design through to the dining room.

Dining Room 7'6" x 8'1"

With ample space for you dining furniture and a window and door to the rear elevation.

Landing

With access into;

Bedroom one 13'5" x 13'8"

With carpeted flooring, central heating radiator, built in storage cupboard and a window to the front elevation.

Bedroom Two 7'7" x 11'10"

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

Shower Room 5'4" x 7'10"

Complete with a three piece suite including



a walk in shower, low flush WC and a hand wash basin. With tiled flooring and walls and a window to the rear elevation.

Outside

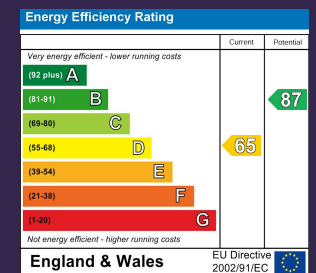
The front of the property benefits from a laid lawn, pathway to the front door and surrounding picket fencing and shrubbery. The rear garden hosts laid lawn, handy storage shed and surrounding shrubs, trees and fencing. The property also offers a garage and parking space providing ample storage space and off-street parking.





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.



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