



£240,000 Freehold

15 QUARRYDALE ROAD | | SUTTON-IN-ASHFIELD | NG17 4DT

BuckleyBrown
ESTATE AGENTS

GARDEN LOVERS DREAM!..

If you've been searching for a home with a garden big enough to truly enjoy, this beautifully modernised three-bedroom semi-detached house could be the one for you! Perfectly positioned on a popular residential road, this property not only boasts a HUGE rear garden bursting with greenery but also offers modern, stylish living throughout – ready for you to move straight in and make it your own.

Step inside and you'll find a welcoming entrance hallway with handy under-stairs storage, leading through to a bright and spacious open-plan living and dining room. The room is filled with natural light and features a cosy open fireplace plus elegant French doors that open directly onto the garden – the perfect spot to relax and take in the view of your outdoor oasis.

The extended kitchen has been thoughtfully refitted with sleek high-gloss cabinets, modern work surfaces, and an integrated hob and oven, creating a stylish and practical space for cooking and entertaining.

Upstairs, there are two comfortable double bedrooms, a smaller single bedroom ideal as a home office or nursery, and a modern family bathroom fitted with a contemporary three-piece suite including a 'P'-shaped shower bath.

Outside, the property really shines. There's driveway parking, a detached garage, and that spectacular rear garden – beautifully stocked with mature trees, shrubs, and flowering plants, offering endless potential for green-fingered buyers to create their own private paradise.

Conveniently located close to Sutton town centre, Quarrydale School, Kings Mill Hospital, and excellent A38/M1 links, this is a home that truly has it all – modern comfort, fantastic location, and a garden you'll fall in love with!





Entrance Hall

Housing the stairs to first floor accommodation and giving access too;

Lounge Diner 12'0" x 24'6"

This large spacious room has a bay window to front elevation a lovely feature fire, carpet flooring, two central heating radiators, carpet flooring and patio doors leading outside. This has plentiful space for furniture and makes a great place to socialise with friends and family,

Kitchen 7'1" x 14'7"

Complete with a range of matching wall and base units with complimentary work surface over, integrated oven with hob and extractor hood above, space and plumbing for washing machine and a breakfast bar. There is two windows and tiled flooring along with a door leading outside.

First Floor Accommodation

Giving access to;

Bedroom One 12'0" x 11'11"

Having a bay window to front elevation, central heating radiator and carpet flooring.

Bedroom Two 12'0" x 11'11"

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

Bedroom Three 6'5" x 6'7"

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

Bathroom 8'10" x 5'8"

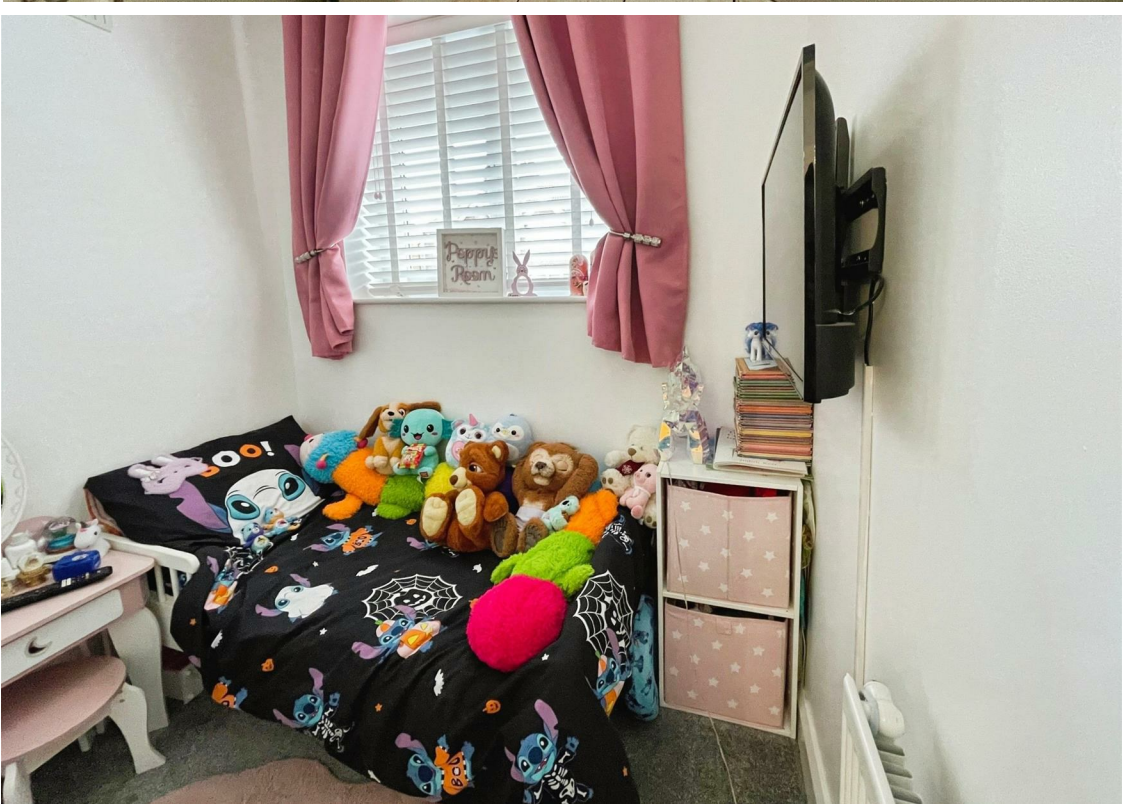
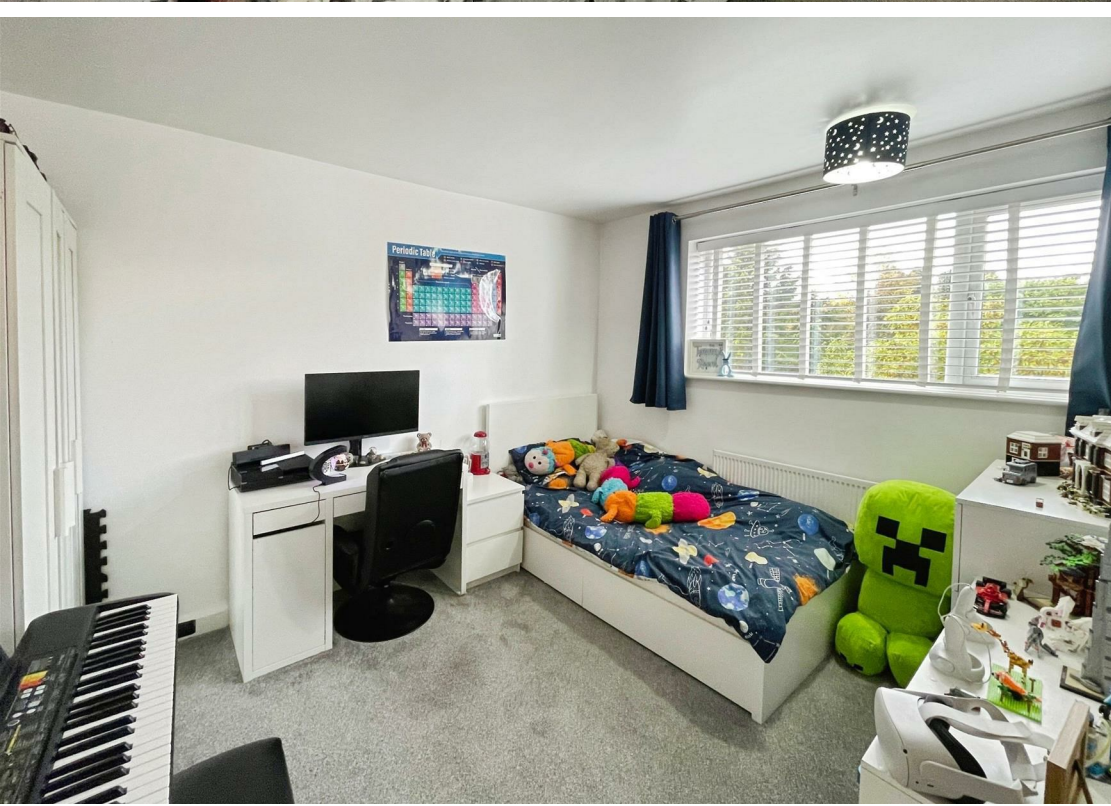
Complete with a three piece suite comprising of P shaped panelled bath with shower over and glass screen, low flush



WC and pedestal hand wash basin. Having part tiled walls, tiled flooring, central heating radiator and window.

Outside

To the front of the property there is a driveway providing off street parking and gates leading round to the rear. To rear garden is an fantastically sized mostly laid to lawn well maintained lawn with fenced borders. This garden is exceptional and is perfect for entertaining and soaking up the weather in the warmer months.

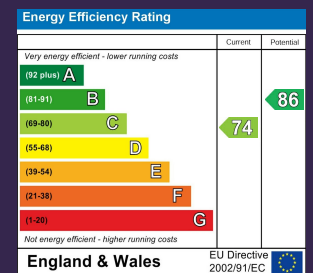




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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.

CC Ltd ©2018

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.



15 QUARRYDALE ROAD
SUTTON-IN-ASHFIELD
NG17 4DT



BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

www.buckleybrown.co.uk

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

BuckleyBrown
ESTATE AGENTS

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.