



£210,000 Freehold

49 STATION ROAD | | SUTTON-IN-ASHFIELD | NG17 5FW

BuckleyBrown
ESTATE AGENTS

CHARACTER, WARMTH & CHARM!... This spacious three-bedroom semi-detached home in Sutton-in-Ashfield beautifully blends period character with thoughtful modern updates. From the moment you step inside, its charm is unmistakable. The welcoming entrance porch features original patterned tiling, leading into an inviting hallway enhanced by a striking feature archway, with stairs rising to the first floor and access to the lounge and dining room.

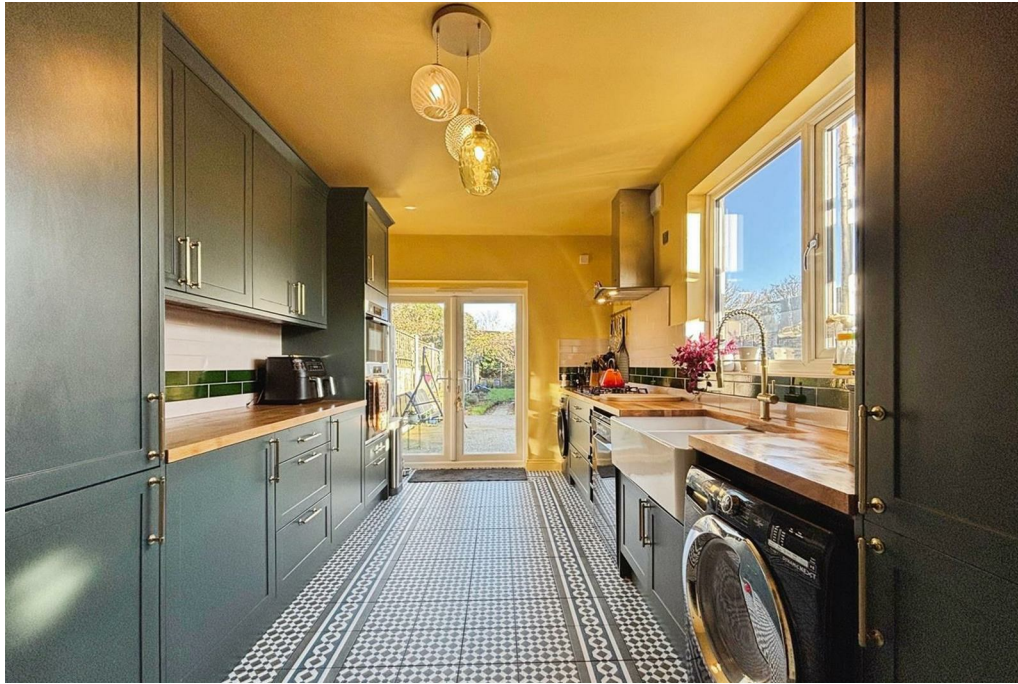
The bay-fronted lounge is a standout space, complete with a cosy bay window seat and a stunning feature fireplace that serves as a true focal point. The dining room also boasts an attractive fireplace and flows seamlessly into the kitchen, creating an ideal layout for entertaining. The kitchen itself is fitted with a stylish range of shaker-style units, complemented by integrated appliances and a door opening directly onto the rear garden.

Upstairs, the first floor offers three generously sized bedrooms, with the master bedroom benefiting from fitted wardrobes for added convenience. The family bathroom has been tastefully designed, offering a serene retreat perfect for unwinding at the end of the day.

Externally, the property features a driveway to the front, while the rear garden includes a patio area, lawn, and access to a garage, providing ample space for outdoor dining, relaxation, and storage.

Located in Sutton-in-Ashfield, the property benefits from excellent local amenities. A retail park is nearby, offering a variety of shops, cafes, and services, while the beautiful Sutton Lawn Park is just a stone's throw away, perfect for leisurely strolls and outdoor recreation. This superb home combines character, modern comfort, and a convenient location, making it a truly desirable place to live.





Entrance Porch

With original tiling and access into the entrance hall.

Entrance Hall

Laid with tiled flooring, feature archway, and tiled flooring. Stairs provide access to the first floor. Doors provide access into;

Lounge

With a bay window to the front elevation with window seat, a feature fireplace and a central heating radiator.

Dining Room

With a feature fireplace, window to the side elevation, window to the rear elevation and a central heating radiator.

Kitchen

The kitchen itself is fitted with a stylish range of shaker-style units, complemented by integrated appliances. With tiled flooring, a window to the side elevation, and French patio doors opening directly onto the rear garden.

Landing

Doors provide access into;

Bedroom One

With a window to the front elevation and a central heating radiator. There is the benefit of fitted wardrobes.

Bedroom Two

With a window to the rear elevation and a central heating radiator. There is also a feature fireplace.



Bedroom Three

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

Bathroom

The family bathroom has been tastefully designed, fitted with a low level WC, vanity hand wash basin and a panelled bath with shower over. With an opaque window to the side elevation and a central heating radiator.

Outside

The property features a driveway to the front, while the rear garden includes a patio area, lawn, and access to a garage, providing ample space for outdoor dining, relaxation, and storage.





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		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	57	
(21-38) F		57
(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

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



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