



Offers Over £250,000 Freehold

52-54 RUSSELL STREET | | SUTTON-IN-ASHFIELD | NG17 4BE

**BuckleyBrown**  
ESTATE AGENTS



CHARACTER AND SPACE COMBINED IN A FAMILY HOME!!...Situated on Russell Street, Sutton-In-Ashfield, this charming three-bedroom family home offers versatile living across three floors, combining character features with practical spaces.

The ground floor comprises additional storage cupboards, a dining room with carpeted flooring, a feature fireplace, and dual-aspect windows, and a living room with a front-facing window and feature fireplace. The wet room features a low-flush toilet, hand wash basin, walk-in shower, and fully tiled floors and walls. The kitchen offers ample storage, generous work surfaces, and a large rear-facing window overlooking the garden, with an adjoining utility room providing built-in cupboards and French doors to the garden. A two-level conservatory with laminate flooring offers patio views, creating a bright and inviting space.

Upstairs, the master bedroom includes carpeted flooring, built-in storage, and a front-facing bay window. The second bedroom features carpeted flooring, a feature fireplace, and additional storage, while the third bedroom has laminate cushioned flooring, a feature fireplace, and dual-aspect windows. The family bathroom is fitted with a three-piece suite, laminate cushioned flooring, tiled walls, and a rear-facing window, with a separate WC also on this floor. The loft on the third floor offers carpeted flooring, boarded walls, skylight windows, and is accessed by a loft ladder, providing flexible space or extra storage.

Externally, the property boasts a large garage, off-road parking, a spacious patio, and a well-maintained lawn—perfect for outdoor entertaining.

This lovely family home is ideally positioned close to schools, local amenities, and transport links. Early viewing is highly recommended to fully appreciate all it has to offer.





#### Landing

Additional storage cupboards and access to;

#### Dining Room 10'9" x 10'8"

Carpeted flooring, feature fireplace, central heating radiator and a dual-aspect window layout.

#### Living Room 11'10" x 16'6"

Carpeted flooring, feature fireplace, central heating radiator and a window overlooking the front of the property.

#### Shower Room 5'3" x 7'1"

Three-piece wet room with fully tiled floors and walls, featuring a low-flush toilet, hand wash basin, walk-in shower and a side-facing window.

#### Kitchen 17'9" x 5'10"

Tiled floor and part-tiled walls, ample storage cupboards with work surfaces, a central heating radiator and a large rear-facing window overlooking the garden.

#### Utility 6'10" x 9'6"

Tiled floor, built-in storage cupboards, central heating radiator and French doors providing convenient access to the outside.

#### Conservatory 15'7" x 33'8"

Laminate flooring spanning two levels, central heating radiator and views overlooking the patio area.

#### Landing

Access to;



#### Bedroom One 9'2" x 12'8"

Carpeted flooring, built-in storage cupboards, central heating radiator and a bay window to the front of the property.

#### Bedroom Two 11'6" x 9'8"

Carpeted flooring, feature fireplace, additional built-in storage cupboard, central heating radiator and a rear-facing window.

#### Bedroom Three 11'0" x 10'11"

Laminate cushioned flooring, central heating radiator, feature fireplace and dual-aspect windows.

#### Bathroom 8'10" x 6'7"

Three-piece suite with laminate cushioned flooring, tiled walls, low-flush toilet, hand wash basin, bath and a rear-facing window.

#### WC

One-piece suite with low-flush toilet, central heating radiator and a side-facing window.

#### Loft 11'2" x 12'0"

Carpeted flooring, boarded walls, skylight windows and accessed by a loft ladder.

#### Garage 10'1" x 23'11"

Large garage providing ample additional storage space, located in the garden.

#### Outside

Offers off-road parking, a spacious patio and a well-maintained lawn.



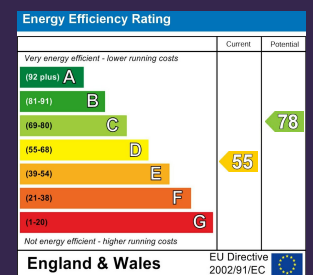






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements.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





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