



Alfreton Road  
Sutton-In-Ashfield





# Alfreton Road Sutton-In-Ashfield NG17 1FS

for sale offers over  
**£325,000**



## Property Description

Nestled within one of Sutton-in-Ashfield's most desirable neighbourhoods, this impressive four-bedroom detached residence combines space, style, and practicality—making it the perfect choice for family living.

A bright hallway sets the tone for the home's inviting atmosphere, leading to a contemporary kitchen with ample storage and generous worktop space. At the heart of the property lies a versatile open plan living and dining area, perfectly suited for both relaxation and entertaining. Patio doors open onto the rear garden, allowing natural light to flood the space and creating a seamless indoor-outdoor connection. A convenient ground-floor WC adds practicality for guests.

Upstairs, the master bedroom offers a true retreat with fitted wardrobes, a Juliet balcony, and private en suite. Three further well-proportioned bedrooms provide flexibility for family, guests, or home office use, with two also benefiting from built-in wardrobes. The neutral family bathroom, featuring a four-piece suite, ensures comfort for all.

Externally, the property boasts a generous driveway providing ample off-road parking. The beautifully maintained rear garden is laid to lawn and enhanced by a paved seating area, decorative planting, a storage shed, and secure fencing—creating a tranquil and private outdoor retreat.

This attractive home is perfectly suited to growing families who value space, comfort, and location. Contact our team today to arrange your viewing.

## Entrance Hall

Entry via UPVC double-glazed door, wall mounted radiator, understairs storage, finished with tiled flooring.

## Lounge / Diner

The lounge and dining area comprises of double-glazed window to rear, three wall mounted radiators, multi-fuel burner with cement lined chimney breast, double glazed UPVC doors to rear, and laminate flooring to finish.

## Kitchen

The kitchen includes matching wall and base mounted units with 40 mm solid granite worktops and splashbacks, double-glazed window to front, wall mounted radiator, plumbing for dishwasher, gas hob, double oven and cooker hood, spotlights, and tiled floor to finish.

## Cloakroom / Wc

Located on the ground floor, the cloakroom consists of ceramic toilet and hand wash basin, double glazed window to rear, wall mounted radiator, and tiled floor to finish.

## First Floor Landing

First floor landing with storage cupboard, access to loft, alarm system, window to side, and carpet flooring to finish.

## Bedroom One

The master bedroom comprising of double-glazed windows to side with balconette, wall mounted radiator, fitted wardrobes, with carpeted floor to finish.

## En-Suite

En-suite situated off the master bedroom includes walk-in jacuzzi shower, wash-hand basin in vanity and toilet, wall mounted towel radiator, double glazed window to side, storage, and spotlights.

## Bedroom Two

Bedroom two includes double-glazed window to front, wall mounted radiator, fitted wardrobe, and laminate floor to finish.

## Bedroom Three

Bedroom three comprises of double-glazed window to side, wall mounted radiator, and carpeted floor to finish.

## Bedroom Four

Bedroom four comprises of double-glazed window to front, wall mounted radiator, fitted wardrobes, with laminate floor to finish.

## Bathroom

The bathroom is finished with a ceramic toilet and hand wash basin, bath with separate walk-in jacuzzi shower, double glazed window to side, wall mounted towel radiator, spotlights, tiled splashback, and floor to finish.

## External

The front elevation consists of entry via gates with a brick wall surround, driveway with parking for up to six vehicles, bin store, garage, and secure gate with access to the rear garden.

The rear garden is well-maintained, mostly laid to lawn with brick-paved seating area, large shed/outhouse with armoured cable ideal for storage or bar area, pond, finished with fenced surround.

## Garage

Integral garage with sheet up and over door, electrics, boiler, and system.

## Agent Note

Ask your agent about the modern plumbing and heating system within the property.













Total floor area 143.3 m<sup>2</sup> (1,543 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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EPC Rating: C Council Tax  
 Band: D

Tenure: Freehold

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