



Welcome Home

Balancing convenience with countryside, discover the best of both worlds at No. 131, Searby Road, a warm and welcoming home with a fantastic garden.

Nestled on the peaceful fringes of Sutton-in-Ashfield, backing onto the fields, along a quiet residential street, pull up onto the driveway where there is ample parking for two or three cars.

Step inside, into an inviting entrance hall, where a blend of contemporary herringbone tiled flooring combines with a zesty splash of green to balance the modern grey walls. When returning home from countryside walks, particularly for those with canine companions, there is direct access in onto the porcelain tiled floor of the utility room.

Plenty of storage can be found in the Shaker-style sage green cabinetry, alongside a double Belfast sink. With plumbing for a washing machine and dryer, there is also direct access out to the rear through French doors.





Sunshine & Storage

Back in the main entrance hall, opening up to the right, follow the easy flow of the home into the sitting room. Storage can be found in the cupboards beneath the stairs, whilst light streams through the large window to the front.

Warmth emanates from the wet underfloor heating, a feature throughout the home, alongside a log-burning stove, inset beneath a solid wood mantel. Cosy, warm and welcoming, this spacious sitting room is a cosy retreat in winter.

From the sitting room, make your way into the open-plan kitchen-dining room. Immediately to your left, discover an accessible ground floor shower room, fitted in 2024 and utterly unique in its decorative splashback tiling within the shower cubicle.

LED alcove shelving offers storage for shampoos, whilst the handsome wash basin sits above further vanity unit storage.





Feast Your Eyes

Attractive tiles embellish the floor as you move through into the kitchen, a capacious family space newly fitted by Meliora Kitchens (Bawtry) in 2023, where ample storage awaits in the Farrow & Ball pitch black cupboards with half-moon handles.

Another double Belfast sink, fitted with a Quooker instant boiling tap can be found beneath a large window overlooking the garden, filling the room with light. There's also space for other fitted appliances, including a dishwasher.

Dine sociably at the impressive central island or gather around the large dining room table beyond.

Doors open from the dining room through to the glorious, light-filled garden room where electric underfloor heating warms the reclaimed terracotta tiles.

Bountiful and bright, admire the enchanting garden views, with instant access out to the garden through French doors. Dusky shades of pink adorn the walls of this versatile and spacious room, which currently serves as a play room, as a log-burning stove fills the space with toasty warmth..





And So To Bed

From the entrance hall, ascend the stairs to the first-floor landing, where four spacious bedrooms await.

A second bathroom awaits to the left, tiled underfoot and decorated in forest green. Vanity unit storage can be found beneath the wash basin, with a wall-mounted WC, and large, walk-in wet room shower with drench head.

Refresh and revive in the roll top, claw footed bath with showerhead attachment.

Panelling to the walls on the landing adds character, making your way to the fourth bedroom, with space for wardrobes and a bed, overlooking the quiet street to the front.





Bedtime Bliss

Next door, a spacious double bedroom also overlooks the quiet community to the front, offering abundant space for wardrobes.

A large and light landing, there is space for a desk and chair, for those working from home. To the rear of the landing, two further bedrooms await.

Both spacious double bedrooms, dusky pink adorns the bedroom overlooking the garden room extension and mature trees beyond, whilst in the peaceful principal bedroom, a bountiful bedroom, a panelled feature wall adds character and charm.

There is also access from the first floor, to a fully boarded and illuminated loft.





Garden Delights

The garden at No. 131, Searby Road is an outdoor oasis for those who relish both family time and entertaining. Sunny and south-easterly facing, soak up the rays on the generous patio.

Beyond the patio the large lawn sweeps out, offering endless possibilities for children's hide-and-seek adventures.

Established trees and shrubs offer shelter and shade, with views out over the fields beyond, creating both a sense of seclusion and a connection to nature.

Meanwhile, the garden office, complete with a verandah and decking, provides a tranquil space for outdoor dining or quiet reflection. With the added charm of a playhouse and the practicality of a shed, this garden is a versatile and enchanting retreat; the perfect place for making memories with family and friends.





Out & About

Close by, in and around Sutton-in-Ashfield there are a range of amenities and attractions that make No. 131, Searby Road an ideal location for all ages.

There are plenty of popular spots nearby for wining, dining and coffee breaks, including 200 Degrees and enduring Italian favourite Il Rosso. Browse the shops at the nearby McArthur Glen Designer Outlet.

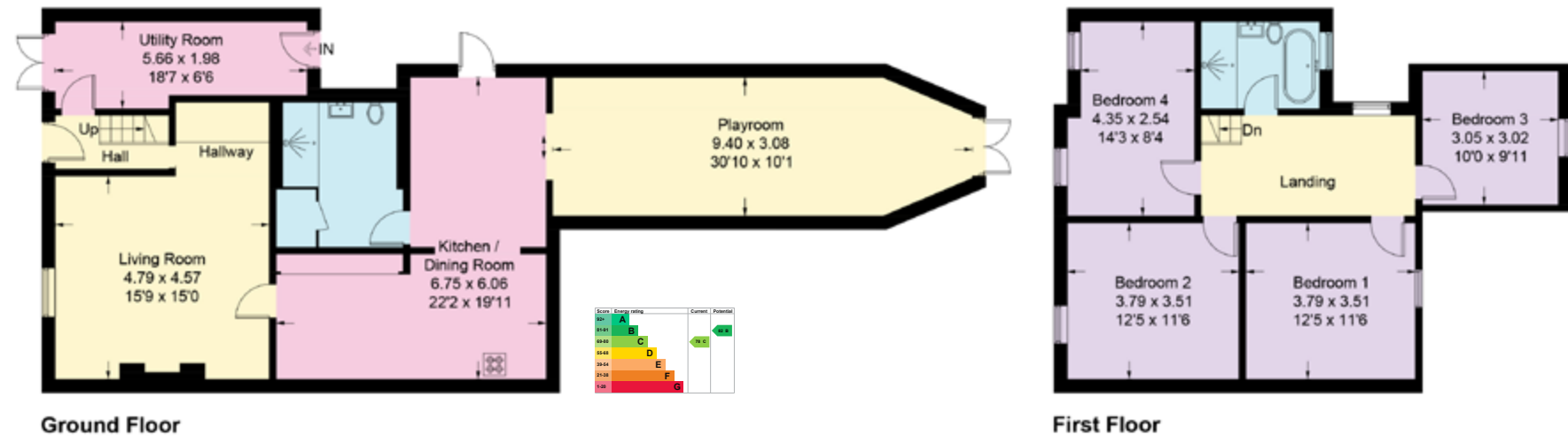
For those who love the outdoors, No. 131, Searby Road could not be better situated, with leisurely walks into the open fields directly behind the home, accessed via a public right of way. There is also a park around the corner, perfect for shorter strolls whilst Kingsmill Reservoir and Newstead Abbey, a short drive away, provides a peaceful setting for longer nature walks.

Enjoy family days out at White Post Farm, where children can interact with animals. For commuters, there is quick access to the M1, just seven minutes away, making trips to Nottingham and Derby convenient for work or leisure.

With a perfect balance of accessibility and nature, No. 131 is a warm and welcoming home, offering something for everyone.

Floor Plan

Approximate Gross Internal Area = 175.4 sq m / 1888 sq ft. Illustration for identification purposes only. Measurements are approximate. Not to scale.



Smith & Co Estates use all reasonable endeavours to supply accurate property information in line with the Consumer Protection from Unfair trading Regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective buyers. It should not be assumed that this property has all the necessary planning, building regulation or other consents. Any services, appliances and heating system(s) listed have not been checked or tested. Purchasers should make their own enquiries to the relevant authorities regarding the connection of any service. No person in the employment of Smith & Co Estates has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor. Floor plan not to scale and for illustrative purposes only.

Some of the images and floorplans shown throughout the marketing and within the brochure are computer generated images and may not be accurate and therefore should not be relied upon for decision making. The accuracy of the dimensions, layout and visuals are not guaranteed and may be subject to change.

Presented By

Smith & Co.
e s t a t e s

Unwin Suite, Innisdoon, 1 Crow Hill Drive, Mansfield NG19 7AE

To view No. 131 Searby Road, call our team on 01623 392352 or email info@smithandcoestates.co.uk



scan to view video



fantastic.slope.spaces