



Offers Over £225,000 Freehold

56 LUCKNOW DRIVE | | SUTTON-IN-ASHFIELD | NG17 4LS

**BuckleyBrown**  
ESTATE AGENTS

## LOOKS LIKE HOME!...

Welcome to this beautifully presented three-storey, four-bedroom home, perfectly located in the sought-after area of Sutton, with excellent access to local amenities, well-regarded schools, shops, and nearby green spaces.

From the moment you step inside, this property truly feels like home. The ground floor offers a spacious open-plan living and dining area, creating a warm and inviting space ideal for both relaxing and entertaining. The living area is enhanced by a charming feature fireplace, adding character and a cosy focal point. To the rear, the kitchen provides a practical and well-laid-out space, complemented by a convenient downstairs WC.

The first floor comprises three well-proportioned bedrooms, offering flexibility for family living, guests, or home working, along with a shower room.

Occupying the entire top floor is the impressive master suite, providing a private retreat. This generous space benefits from built-in wardrobes and a stylish en-suite, creating a perfect sanctuary away from the main living areas.

Externally, to the front, the property features a gated entrance with a pathway leading to the front door. To the rear, there is a laid patio area with surrounding fencing, providing a private and low-maintenance outdoor space. The property also benefits from two garages, offering excellent storage or parking options.

This fantastic home combines space, comfort, and a welcoming atmosphere throughout. Call today to arrange a viewing!





#### Entrance Hall

With access into;

#### Living/ Dining Room 10'6" x 21'9"

To the front of the property, the living room features laid wooden flooring, a charming feature fireplace, and a window to the front elevation allowing for plenty of natural light. The open-plan layout flows seamlessly into the dining area, which offers ample space for furnishings and benefits from a window to the rear elevation.

#### Hall

With access into;

#### Kitchen 8'7" x 17'4"

Complete with an array of matching cabinetry and ample worktop surfaces.

With an inset sink and drainer, integrated oven, gas hob and an extractor hood over. With dual aspect windows.

#### WC 4'0" x 5'6"

With a low flush WC and hand wash basin.

#### Landing

With access into;

#### Bedroom Two 13'9" x 10'0"

With carpeted flooring and a window to the front elevation.

#### Bedroom Three 8'8" x 13'0"

With carpeted flooring and dual aspect windows.

#### Bedroom Four 7'0" x 7'4"

With carpeted flooring and a window to the rear elevation.



#### Shower Room 7'0" x 6'1"

Complete with a three piece suite including a low flush WC, hand wash basin and a shower. With a window to the side elevation.

#### Landing

With access into

#### Bedroom One 13'8" x 13'2"

With carpeted flooring, built in wardrobes, window to the front elevation and its own en-suite facility.

#### En-suite 5'0" x 9'10"

Complete with a three piece suite including a low flush WC, hand wash basin and a shower. With a window to the rear elevation.

#### Outside

To the front, the property features a gated entrance with a pathway leading to the front door. To the rear, there is a laid patio area with surrounding fencing, providing a private outdoor space. The property also benefits from two garages.

#### Garage 8'3" x 17'4"

Accessible from the front elevation.

#### Garage 8'7" x 17'4"

Accessible from the front elevation.





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.

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		77	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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