



Guide Price £250,000 Freehold

11 DALESTORTH CLOSE | | SUTTON-IN-ASHFIELD | NG17 4EH

**BuckleyBrown**  
ESTATE AGENTS

GUIDE PRICE £250,000 - £270,000

**\*\*NO UPWARD CHAIN\*\***

Located on Dalestorth Close, Sutton-In-Ashfield, this delightful three bed detached property offers a perfect blend of comfort and convenience. The location is ideal for families and professionals alike, with easy access to local amenities, schools, and transport links, making it a wonderful place to call home.

Upon entering the property, you are greeted by a welcoming reception room that provides a warm and inviting atmosphere. This space is perfect for relaxing or entertaining guests, with ample room for furnishings and personal touches. The ground floor also features a well-appointed kitchen/dining room, which is both functional and stylish, allowing for enjoyable meal preparation and family gatherings. Flowing seamlessly through from here is a bright and airy conservatory overlooking the garden.

Moving upstairs, you will find three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom is conveniently located on this level, equipped with modern fixtures to cater to your daily needs.

Outside, the property boasts a charming garden area, perfect for enjoying the fresh air or hosting summer barbecues. The outdoor space provides a lovely setting for children to play or for adults to unwind after a long day. With its appealing location and well-designed layout, this end mews house on Dalestorth Close is an excellent opportunity for those seeking a comfortable and inviting home in Sutton-In-Ashfield.

Call now to book a viewing!





### Hall

Carpeted hallway leading to;

### Living Room

Spacious living room featuring laminate flooring, a bay window to the front elevation allowing plenty of natural light, and a central heating radiator.

### Kitchen/Dining Room

Kitchen/dining area offering ample space for a small dining table, with matching cupboards and generous worktop surfaces. The room features a small island/breakfast bar, integrated appliances including an oven and inset sink, and a window to the rear, along with access to the conservatory, creating a bright and functional space for cooking and dining.

### Conservatory

Tiled flooring with surrounding windows allowing plenty of natural light, a central heating radiator, and a door providing direct access to the garden.

### Landing

Leading access into;

### Bedroom One

Carpeted flooring, central heating radiator, built in wardrobes and a window to the front elevation.

### Bedroom Two

Carpeted flooring, central heating radiator, built in wardrobes and a window to the rear elevation.

### Bedroom Three

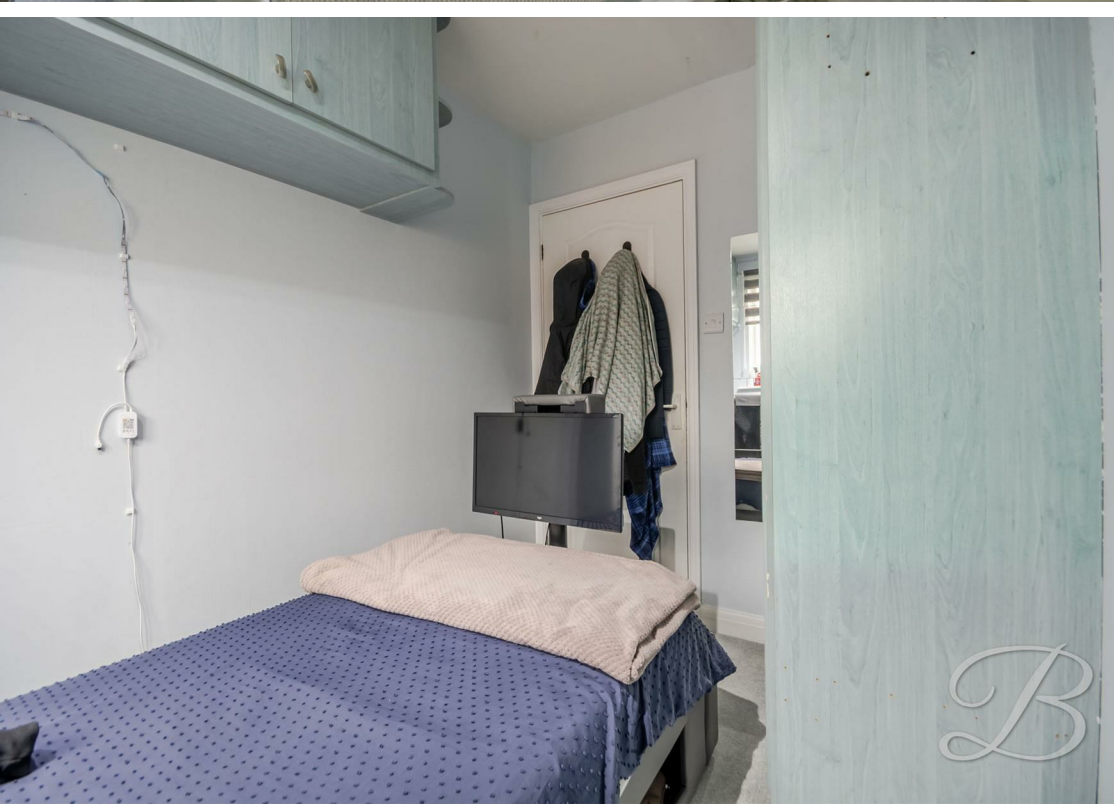
Carpeted flooring, central heating radiator and a window to the front elevation.

### Bathroom

Neutral three piece suite including a hand wash basin, low flush WC and a bath. Window to the rear elevation.

### Outside

Enclosed frontage with a well kept lawn, private driveway and gates leading to a garage. The rear offers a lawn, patio seating area and a pergola.



Ground Floor  
49Sq.m/530.88Sq.ft  
approx.



First Floor  
35Sq.m/376.93Sq.ft  
approx.



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) A			84
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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