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ESTATE AGENTS

£280,000

Dovedale Avenue, Sutton-In-Ashfield,

Welcome to **BuckleyBrown**, where every home  
is carefully presented, so you can explore  
with clarity and confidence.

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"From the striking oak and glass porch to the impeccably updated interiors, this beautifully presented home offers style and quality throughout. A truly exceptional outdoor entertaining space completes the package, creating the perfect setting for modern family living and social occasions."

- Tim, Valuer



## A HOME THAT SIMPLY FEELS RIGHT FROM THE MOMENT YOU ARRIVE

*From the moment you arrive, this impressive modern three-bedroom semi-detached family home makes an immediate impact, with its attractive frontage, neatly maintained driveway, and welcoming kerb appeal setting the tone for the quality found throughout.*

Internally, the property offers beautifully presented and thoughtfully designed accommodation, perfectly tailored to contemporary family living. Bright and spacious rooms flow effortlessly from one to another, creating a warm yet stylish environment ideal for both everyday life and entertaining. Finished to a high standard throughout, the home combines comfort, practicality, and modern design, making it an excellent choice for a wide range of buyers seeking a property ready to move straight into.



## THE FINER DETAILS

*The ground floor features a bright and airy porch, providing a practical space for coats and shoes upon entry.*

There is a spacious open-plan kitchen and dining room, ideal for family life and entertaining, with French doors opening out to the rear garden. The living room also enjoys French doors to the rear, creating a seamless connection to the outdoor space, while a separate utility room adds further convenience for everyday living.

Upstairs, the property offers three well-proportioned bedrooms. The master bedroom benefits from a dedicated dressing room and its own en-suite shower room, adding a touch of luxury and privacy. The remaining bedrooms are served by a modern family bathroom located off the landing, making the layout ideal for families.

Externally, the home enjoys excellent kerb appeal with an attractive frontage and private driveway. To the rear, there is a beautifully maintained garden featuring a neat lawn, decorative shrubs, and a charming wooden pergola with a dedicated patio seating area—perfect for relaxing or entertaining outdoors.





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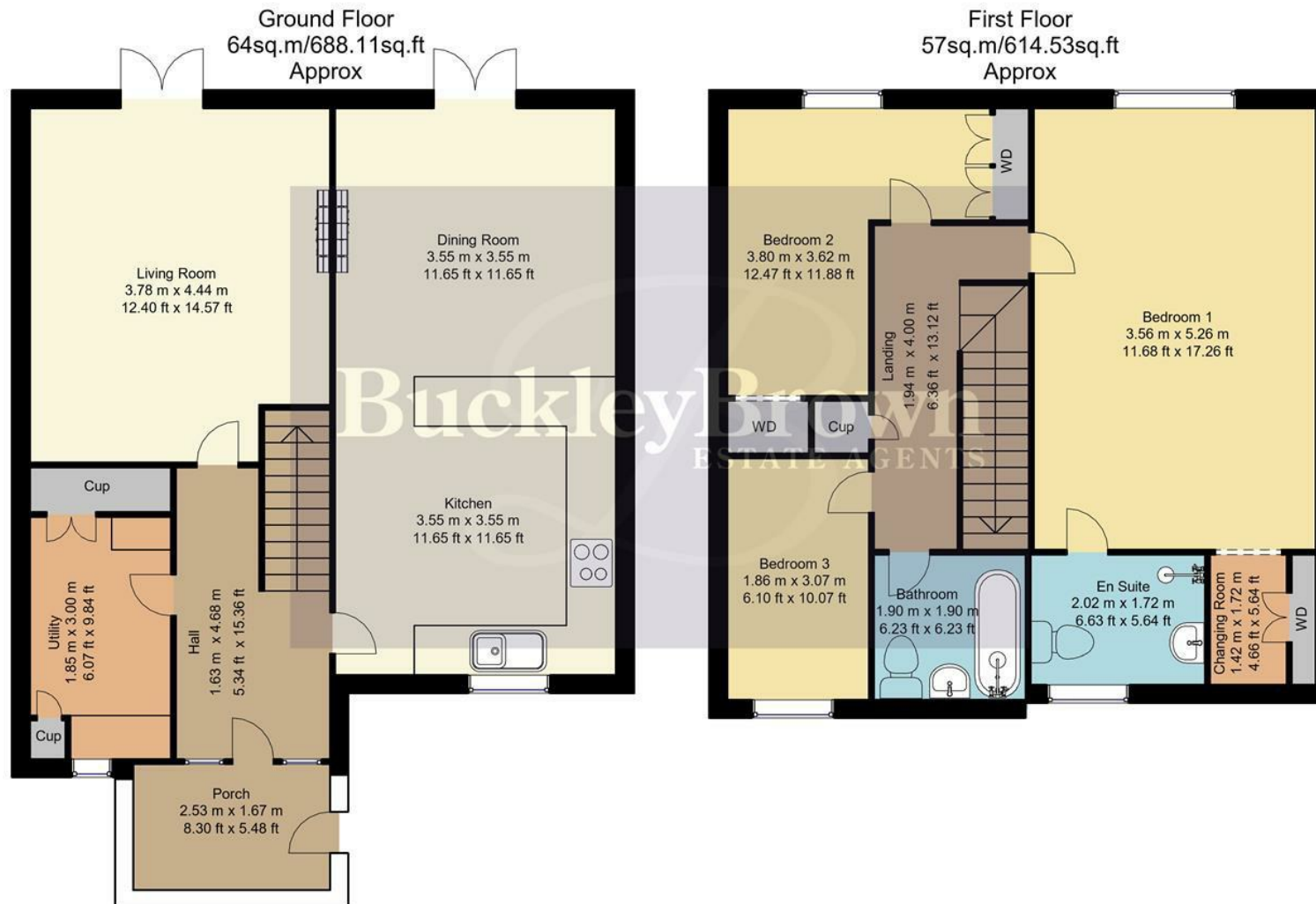
## LIFE IN SUTTON-IN-ASHFIELD

*Life in Sutton-in-Ashfield (Nottinghamshire) is generally affordable, practical, and well suited to families and commuters. The town offers a good range of everyday amenities including supermarkets, schools, parks, and leisure facilities, with nearby access to King's Mill Hospital and strong road links via the M1 to Nottingham, Mansfield, and Sheffield.*

The area has a fairly quiet, traditional market-town feel, with a selection of local shops, pubs, and cafés, while more extensive shopping and nightlife can be found in nearby towns. Housing is typically good value for money, making it popular with first-time buyers and families looking for space at a lower cost.

Surrounding green spaces and countryside provide plenty of outdoor options, though some parts of the town are more appealing than others. Overall, it's a practical, well-connected place to live that offers affordability over prestige.





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.

## Key Features

Bright entrance porch with storage space

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Open plan kitchen/dining room with rear garden access

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Living room with french doors to the garden

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Three bedrooms including master with a dressing room and en suite

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Rear garden with lawn, pergola and patio seating

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Stunning kerb appeal

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Excellent home for growing families

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Lower energy costs - Owned solar panels

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Size

Approximately 1302 sq.ft

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Energy Performance Certificate (EPC)

Rating C

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Council Tax band A

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exceptional representation.

Let's Chat.

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