



Offers In The Region Of £200,000 Freehold

25 DALESTORTH ROAD | | SUTTON-IN-ASHFIELD | NG17 3AE

**BuckleyBrown**  
ESTATE AGENTS

## A GREAT OPPORTUNITY...

Situated in the sought-after area of Sutton-in-Ashfield, this beautifully presented three-bedroom home has been lovingly maintained and is conveniently located close to local schools, amenities, and transport links, making it a fantastic choice for those seeking comfort, convenience, and a move-in ready home. Ideal for families, couples, or first-time buyers, the property offers spacious, well-designed accommodation across two floors. Lets take a look inside...

Upon entering, you're welcomed into a bright and inviting hallway leading to a modern, well-equipped kitchen with ample storage and workspace. This is a perfect space to practise those culinary skills! The heart of the home is the generous open-plan living and dining room, perfect for relaxing or entertaining, featuring a stylish fireplace that adds warmth and character. A convenient downstairs WC completes the ground floor.

Upstairs, the property comprises three generously sized bedrooms, offering ample space to add your own homely furnishings. The family bathroom is fitted with a contemporary three-piece suite, providing both comfort and functionality.

Externally, the front of the property features a private driveway and garage, enhanced by neatly maintained shrubbery and a low brick wall, giving the home a welcoming and attractive frontage. To the rear, a well-maintained garden includes a laid lawn and a patio seating area—ideal for summer gatherings or quiet relaxation—enclosed by secure fencing for added privacy.

Call today to arrange a viewing!!!





#### Entrance Hall

With laminate flooring, stairs rising to first floor and surrounding doors providing access into;

#### Kitchen 5'11" x 14'7"

Complete with a range of matching cabinetry with ample worktop space. It features an inset sink and drainer, integrated eye level oven and an electric hob. With windows to the side and rear elevation.

#### Living/Dining Room 11'11" x 22'5"

Complete with carpeted flooring, feature fireplace, bay window to front elevation and a window to the rear elevation.

#### WC

Complete with a low flush WC and hand wash basin.

#### Landing

Surrounding doors provide access into;

#### Bedroom One 11'11" x 10'8"

With carpeted flooring, central heating radiator and a bay window to the front elevation.

#### Bedroom Two 11'11" x 11'1"

With carpeted flooring, central heating radiator and a window to the rear elevation.

#### Bedroom Three 5'11" x 6'6"

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

#### Bathroom 5'8" x 5'6"

Complete with a three piece suite including



a walk in shower, low flush WC and hand wash basin. With a window to the rear elevation.

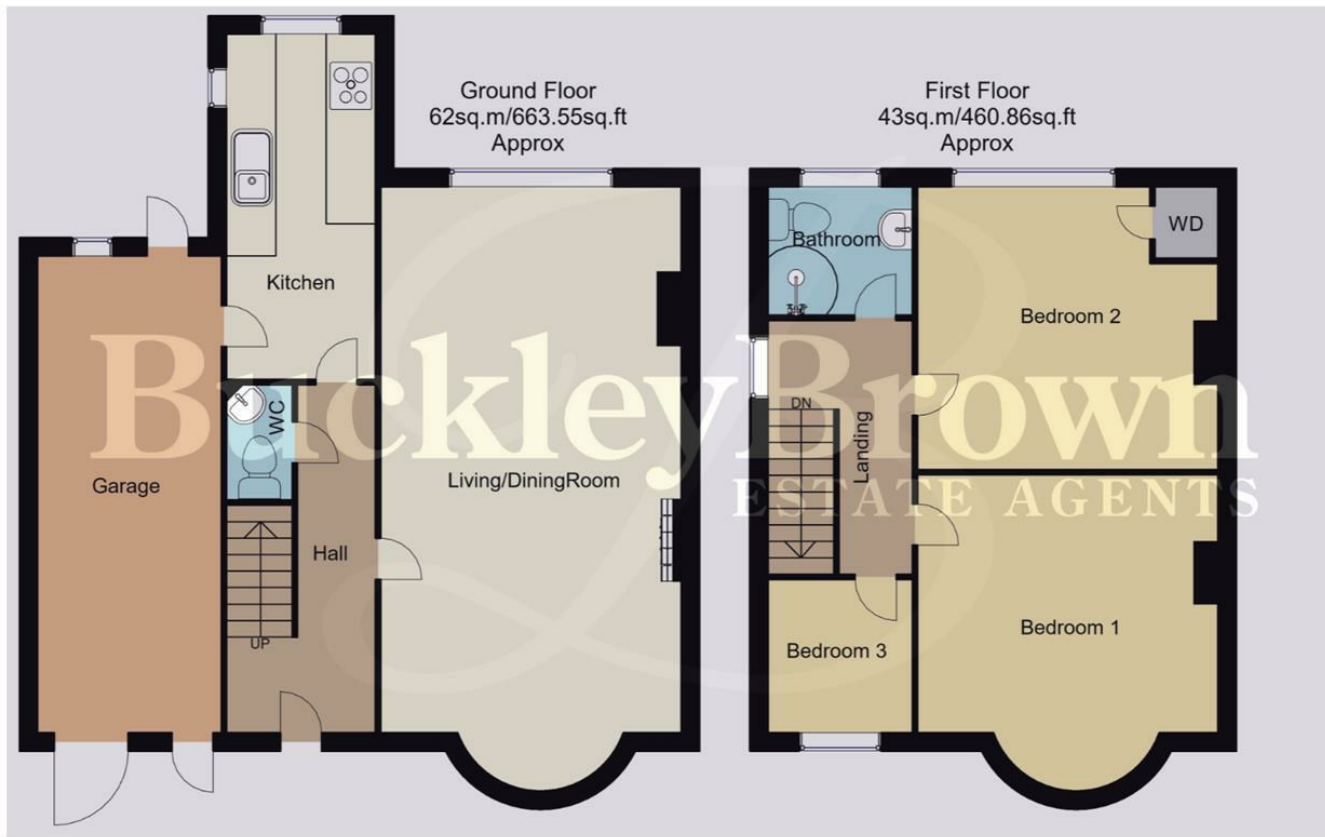
#### Outside

The front of the property offers a driveway and garage, framed by neat shrubbery and a low brick wall for added character. At the rear, there's a well-maintained lawn, a patio seating area for outdoor enjoyment, and secure fencing enclosing the space.

#### Garage 7'3" x 19'8"

Accessible from the front and rear elevation. The garage provide off- street parking or handy storage space.





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

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## BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP  
1 Market Place | Bolsover | Chesterfield | S44 6PN  
[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633  
t: 01623 633 633  
t: 01246 605121



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