

£210,000

Windmill Close, Sutton-In-Ashfield,



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

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" This exceptional three-bedroom property is undoubtedly one of the finest homes I've had the pleasure of viewing. Immaculately maintained and set in a highly desirable location. The impressive principal bedroom benefits from a stunning ensuite that spans the length of the home, while every detail throughout has been carefully considered perfect for first time

- Courtney, Valuer



## CONTEMPORARY THREE STOREY LIVING

*From the moment you arrive, this attractive three-bedroom townhouse creates an immediate impression with its appealing frontage and well-maintained driveway.*

Internally, the property offers beautifully presented and well-proportioned accommodation arranged over multiple floors, perfectly suited to modern family living. Thoughtfully designed throughout, this stylish home is ideal for a range of buyers seeking both comfort and practicality.



## THE FINER DETAILS

*This beautifully presented three-bedroom townhouse offers spacious and versatile accommodation arranged over three floors, making it an ideal home for families, professionals, or those seeking modern and comfortable living.*

The ground floor features a fully equipped open plan kitchen/dining room, providing an excellent space for both everyday family life and entertaining guests. To the rear of the property is a bright and airy living room, benefiting from French doors that open directly onto the garden and allow plenty of natural light to flood the space. A convenient downstairs WC completes the ground floor accommodation.

The first floor offers two well-proportioned bedrooms, both benefitting from built-in wardrobes, providing excellent storage solutions. Also located on this floor is a modern family bathroom along with a separate landing area that enhances the sense of space and leads to the upper floor.

Occupying the entire second floor is the impressive master bedroom suite, creating a private retreat within the home. This spacious room benefits from built-in wardrobes and its own en suite shower room, offering both comfort and convenience.

Externally, the property continues to impress with a private driveway to the front providing off-road parking. To the rear is a large and well-maintained garden, ideal for outdoor dining, entertaining, or simply relaxing, with ample space for families and keen gardeners alike.





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## LIFE IN SUTTON-IN-ASHFIELD

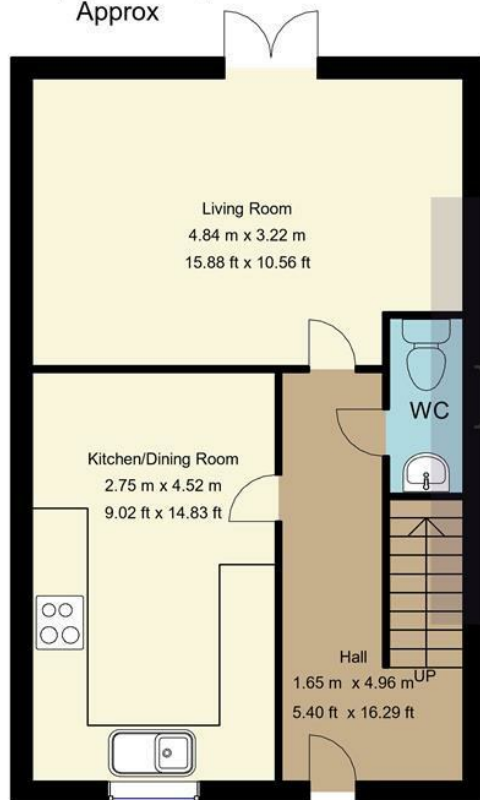
*Located in the Sutton-in-Ashfield area of Nottinghamshire, within the popular Leamington ward. The area is primarily residential and is well suited to families, first-time buyers, and commuters thanks to its good range of nearby amenities and transport connections.*

The property benefits from convenient access to local shops and supermarkets including Lidl, Aldi and other everyday amenities, all within a short distance. Sutton Parkway railway station is also nearby, offering useful transport links for commuters travelling towards Nottingham and surrounding areas.

For families, there are several schools within easy reach, including both primary and secondary schools such as Sutton Community Academy, Leamington Primary and Nursery Academy, and Ashfield Comprehensive School.



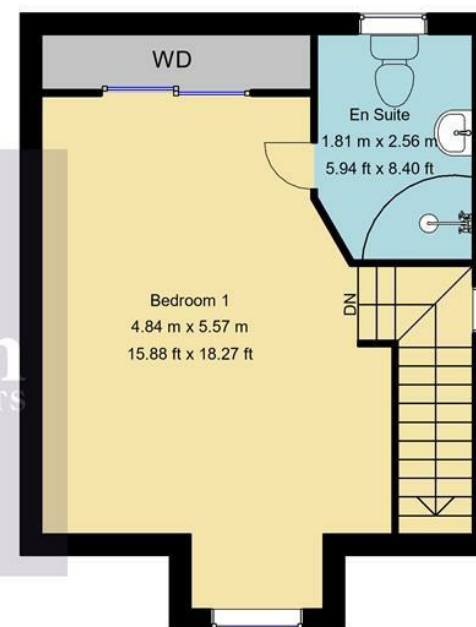
Ground Floor  
40sq.m/433.54sq.ft  
Approx



First Floor  
40sq.m/433.54sq.ft  
Approx



Second Floor  
31sq.m/331.37sq.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.

## Key Features

### Three-bedroom townhouse

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Well thought through layout over three floors

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Open plan kitchen/dining room

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Bright living area with french doors opening to the rear

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Master bedroom with built in wardrobes and an en suite

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Large rear garden with well maintained lawn

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Private driveway to the front elevation

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### Size

Approximately 1,197 sq.ft

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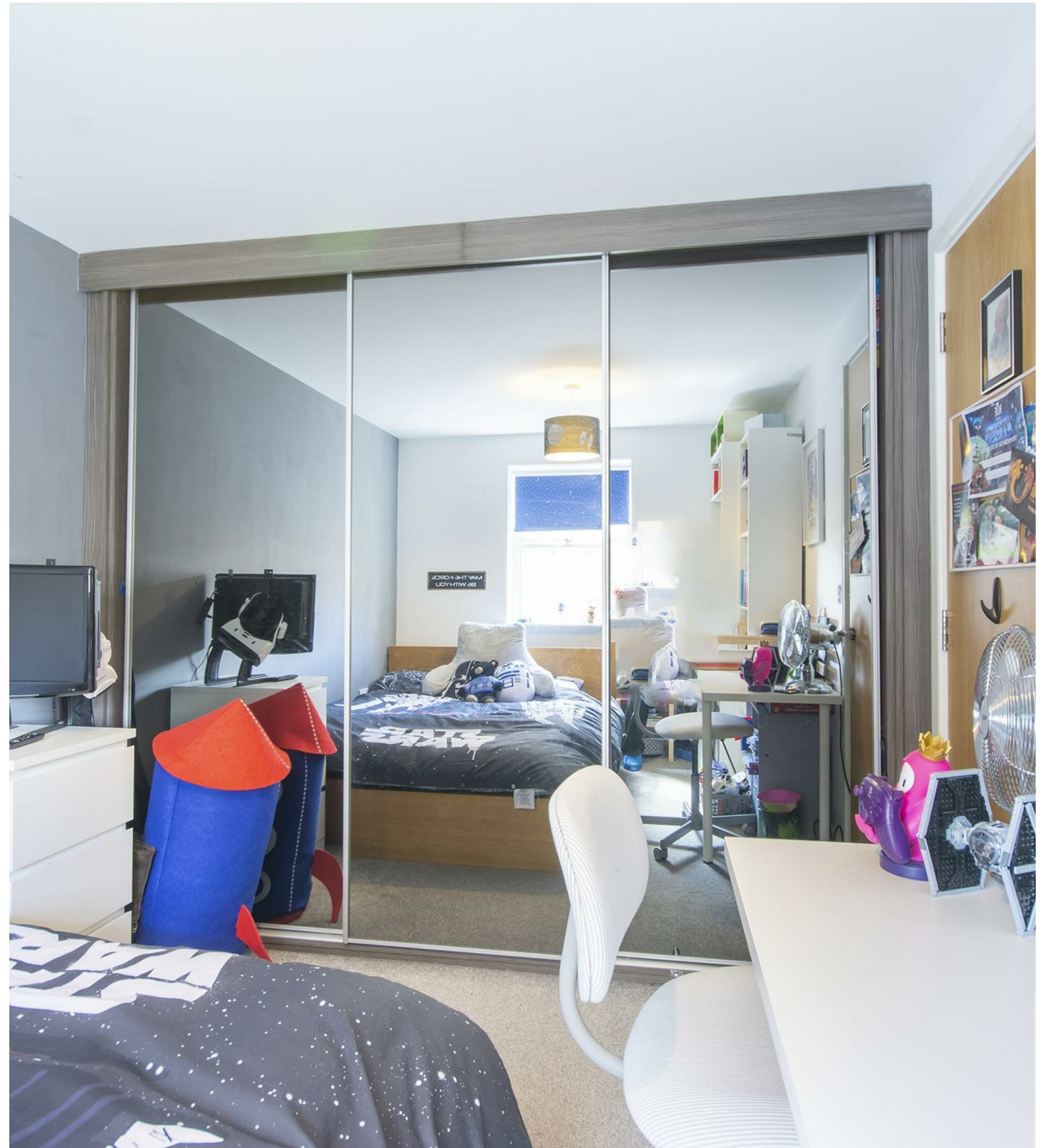
Energy Performance Certificate (EPC)

Rating C

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Council Tax Band B

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exceptional representation.

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