



Guide Price £515,000 Freehold

7 CHURCH AVENUE | | SUTTON-IN-ASHFIELD | NG17 2EB

**BuckleyBrown**  
ESTATE AGENTS

\*\*\* GUIDE PRICE £515,000 - £525,000 \*\*\*

SPACE TO GROW, ROOM TO RELAX. Located on the sought-after Church Avenue in Sutton-In-Ashfield, this attractive detached house, built between 1980 and 1989, offers an excellent balance of comfort and modern living. The property is well suited to families, benefiting from a quiet residential setting while remaining conveniently close to local amenities and transport links.

Upon entering the property, you are welcomed by a porch that leads into a spacious hall. The ground floor boasts a generous living room, ideal for both relaxation and entertaining. The well-appointed kitchen and dining room create an inviting space for family meals, while the utility room adds everyday practicality. There is also a versatile office or study, perfect for those working from home or seeking a quiet space for reading or reflection.

The first floor offers five well-proportioned bedrooms, providing ample space for family and guests. The main bedroom is particularly impressive, featuring a large dressing room that adds a touch of luxury. A convenient shower room, an en suite bathroom to the second bedroom, and a main family bathroom ensure comfort and privacy for all occupants.

Externally, the property benefits from a beautifully maintained garden that offers a peaceful retreat. The outdoor space includes a patio area ideal for al fresco dining, a pergola providing a shaded seating area, and a huge lawn that offers plenty of room for children to play or for keen gardeners to enjoy. This pleasant and private setting further enhances the appeal of the home.

Overall, this wonderful property combines generous living space, excellent outdoor features, and a desirable location, making it an ideal choice for families seeking comfort and convenience in Sutton-In-Ashfield.





**Porch**  
Porch area leading to the;

**Hall**  
Laminate flooring hallway leading to the;

**Living Room 12'7" x 21'9"**  
Spacious living room with carpeted flooring, featuring a media wall with decorative panelling, a central heating radiator, and bi-fold doors opening to the rear, complemented by a large window to the front providing plenty of natural light.

**Kitchen/Dining Room 12'9" x 21'9"**  
Kitchen fitted with modern matching cabinetry and generous wooden worktops, offering an excellent range of integrated appliances including an oven and grill. The space also features an inset sink with mixer tap, a tiled splashback for easy maintenance, and ample room to accommodate your desired dining furniture, making it ideal for both everyday living and entertaining.

**Utility 5'10" x 15'8"**  
Matching cabinetry with ample worktop space, providing room for additional appliances, an inset sink with mixer tap, and a door leading to the rear elevation, allowing for easy access and natural light.

**Office/Study Room**  
Spacious area ideal for use as a study or home office, featuring laminate flooring, a central heating radiator, and bi-fold doors opening to the rear elevation, providing excellent natural light and garden access.

**Landing**  
Spacious carpeted landing leading to the;

**Dressing Room**  
Spacious dressing room providing access to the master bedroom, offering excellent space for wardrobes and storage, with the potential to create a stylish and functional area tailored to your needs.

**Bedroom One 12'8" x 11'4"**  
Master bedroom with carpeted flooring, a central heating radiator, and four Velux windows allowing an abundance of natural light to fill the room.

**Shower Room 5'5" x 7'1"**  
Three piece shower room with low flush WC, hand wash basin and shower.

**Bedroom Two 11'0" x 11'4"**  
Spacious bedroom with carpeted flooring, a central heating radiator, and a window to the front elevation providing natural light. With access to its own en suite.

**En Suite 5'5" x 6'6"**  
Three piece suite with hand wash basin, low flush WC and shower.

**Bedroom Three 10'2" x 7'4"**  
Spacious bedroom with carpeted flooring, a central heating radiator, and a window to the front elevation providing natural light.

**Bedroom Four 8'11" x 8'0"**  
Spacious bedroom with carpeted flooring, a central heating radiator, and a window to the rear elevation providing natural light.

**Bedroom Five**  
Bedroom with carpeted flooring, a central heating radiator, and a window to the front elevation providing natural light.

**Bathroom 9'8" x 7'1"**  
Three piece suite with bath and shower over, hand wash basin and low flush WC.

**Garage 7'4" x 19'0"**  
Large garage offering ample space, ideal for a vehicle or additional storage.

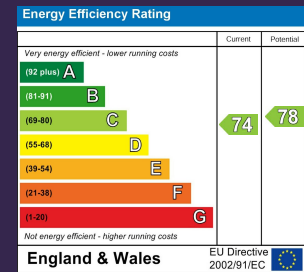
**Outside**  
Gorgeous property with a well-maintained front lawn and a driveway providing space for two vehicles. To the rear, there is a spacious garden featuring a patio area with a pergola, complemented by a well-kept lawn, perfect for outdoor entertaining or relaxing.





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.



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