



Leabrooks Avenue  
Sutton-In-Ashfield

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## Property Description

Situated on Leabrook's Avenue in Sutton-in-Ashfield, this well-presented three-bedroom semi-detached property offers modern living with generous space both inside and out.

The ground floor accommodation comprises an entrance hall, open-plan lounge and dining area, a contemporary fitted kitchen and a stunning brick-built sunroom with bi-fold doors opening onto the rear garden.

To the first floor are three bedrooms, including one with fitted wardrobes, and a modern bathroom featuring a walk-in shower. The loft is mostly boarded and accessible via ladder, providing additional storage.

Externally, the property boasts a substantial driveway offering off-road parking for multiple vehicles, additional side parking, a detached garage and a well-maintained, enclosed rear garden with porcelain patio and lawned areas. This modern and well-maintained home is ideally suited to families, professionals or those seeking a move-in-ready property.

## Entrance Hall

Entered via a UPVC front door, the entrance hall features stylish laminate flooring, wall-mounted radiator, spotlights to the ceiling and useful under-stairs storage, with access to the ground floor accommodation.

## Lounge

A welcoming living space with laminate flooring, wall-mounted radiator and a double-glazed bay window to the front elevation. The lounge is open plan to the dining area, creating a flowing layout ideal for modern living.

## Dining Area

Open plan from the lounge and leading through to the sunroom, the dining area benefits from laminate flooring and a wall-mounted radiator, providing an ideal space for family dining and entertaining.

## Kitchen

Fitted with tiled flooring and a double-glazed window to the side. The kitchen includes an inset stainless-steel sink and drainer, matching wall and base units, integrated electric oven, gas hob, cooker hood and tiled splashback. Additional features include spotlights and a wall-mounted radiator.

## Sunroom

A superb addition to the property, the brick-built sunroom enjoys triple bi-fold doors opening to the rear garden, a glass roof allowing ample natural light, and a wall-mounted radiator for year-round use.

## First Floor Landing

Carpeted landing with a double-glazed window to the side elevation and access to the loft.

## Bedroom One

A well-proportioned bedroom with carpeted flooring, double-glazed window to the side and access to the loft space.

## Bedroom Two

Featuring carpeted flooring, a double-glazed window overlooking the rear garden, wall-mounted radiator and fitted wardrobes providing excellent storage.

## Bedroom Three

A further bedroom with carpeted flooring, double-glazed window to the front elevation and wall-mounted radiator.

## Bathroom

Modern and well-appointed, the bathroom includes vinyl flooring, two double-glazed opaque windows to the side, spotlights, ceramic WC and wash hand basin, wall-mounted towel radiator and a walk-in shower. Aqua board UPVC-clad splashbacks complete the finish, with a useful cupboard housing the boiler.

## Loft Space

Accessible via ladder and mostly boarded, offering practical storage space.

## Externals

The front of the property features a concrete driveway providing off-road parking for up to four vehicles, a locked side gate and additional parking space to the side of the property for up to two further vehicles.

A well-presented, enclosed rear garden with fencing surround, porcelain-slatted patio, planted borders and a lawned area. Additional benefits include external power sockets and a locked side gate.

## Garage

Detached garage with sheeted up-and-over door and a separate consumer unit.









Total floor area 97.6 m<sup>2</sup> (1,051 sq.ft.) approx

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