

OFFERS OVER £180,000

Searby Road, Sutton-In-Ashfield,



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

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"The accommodation feels generous and versatile,  
making it easy to reimagine in your own style."

Tim, Valuer



## A HOME WITH SPACE, POTENTIAL AND GREAT FLOW

***A well-proportioned three-bedroom home offering generous space, a practical layout and plenty of potential to modernise and make your own.***

From the moment you step inside, the property offers a comfortable lounge/diner with a natural flow through to a conservatory, creating an extended living area overlooking the rear garden. The kitchen sits neatly within the home, offering a functional space. Upstairs, there are three bedrooms along with a separate family bathroom and WC, providing a practical arrangement for everyday living. Outside, the property enjoys excellent appeal with a lovely enclosed rear garden, ideal for relaxing or entertaining, complemented by a driveway providing convenient off-road parking.



## THE FINER DETAILS

***A three-bedroom home with a lounge/diner, conservatory, kitchen, family bathroom, separate WC, and gardens to the front and rear, along with a driveway providing parking for at least two cars.***

Upon entering the property, there is a welcoming hallway with an understairs storage cupboard. The lounge/diner is positioned to the front of the home and features a large bay window, creating a bright and inviting space. Double doors lead through to the conservatory, which is light and airy with French doors opening directly onto the rear garden. The kitchen sits off the hallway towards the back of the property, offering good cupboard space and a side door providing access to the garden.

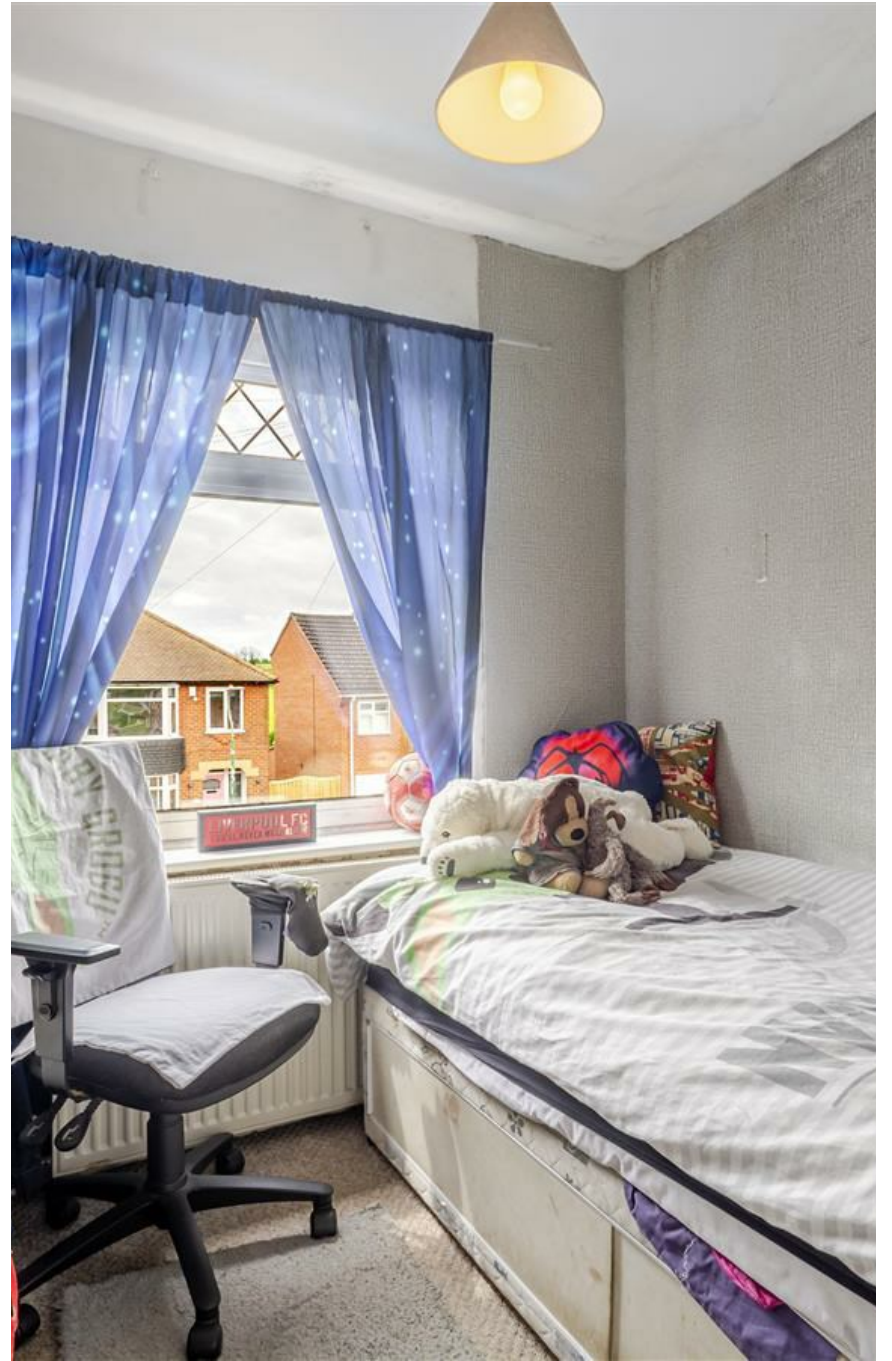
On the first floor, there are two generous bedrooms, one benefiting from built-in wardrobes and the other featuring a lovely bay window, along with a further smaller bedroom. The accommodation is completed by a family bathroom and a separate WC, both accessed from the landing.

Externally, the rear garden offers a pleasant lawn and seating area, providing a good space for relaxing or entertaining. To the front of the property, there is a driveway with parking for at least two vehicles.





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## LIFE IN SUTTON-IN-ASHFIELD

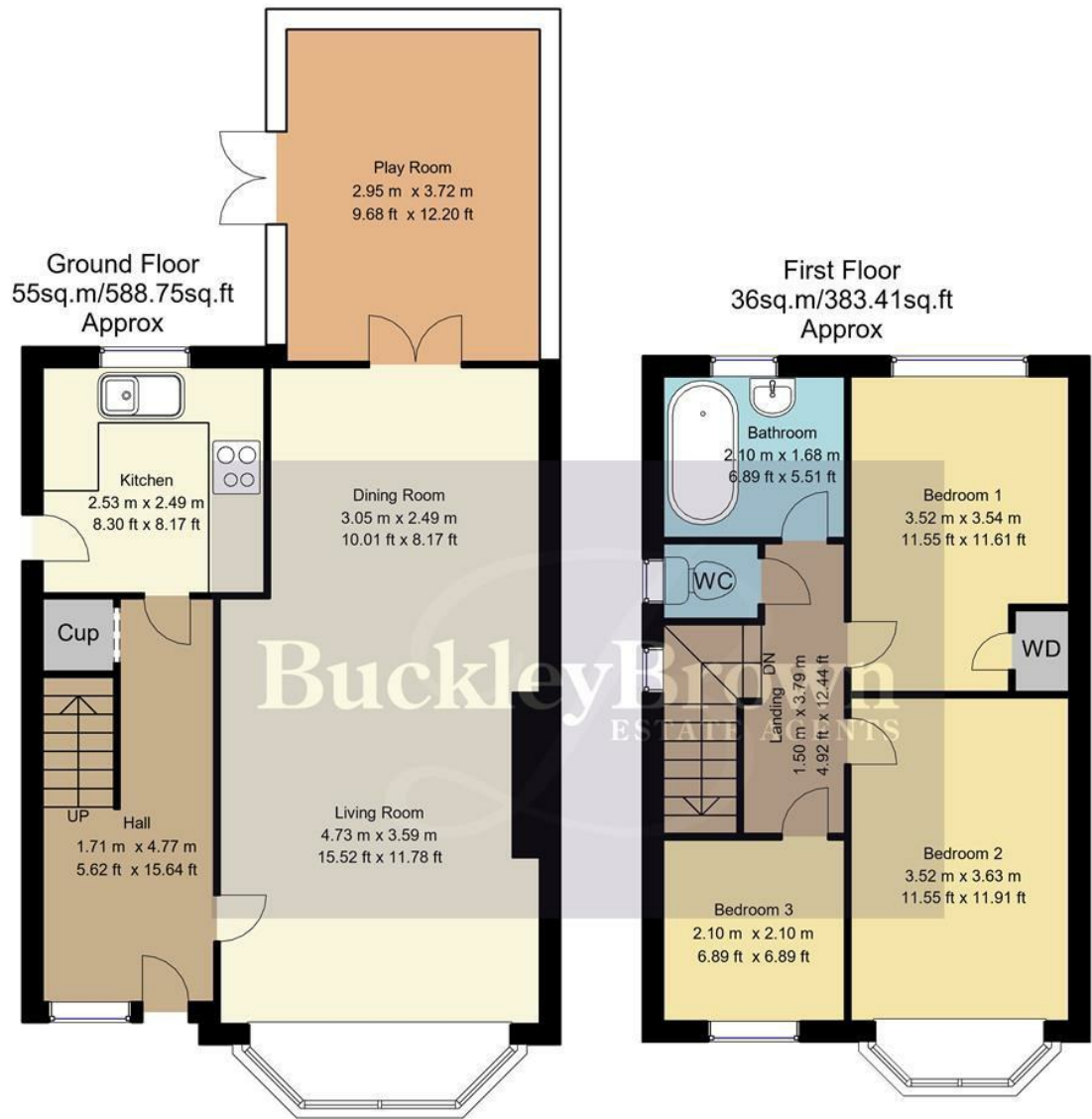
***Sutton-in-Ashfield is a well-established Nottinghamshire town that offers a practical and comfortable lifestyle with a strong sense of community.***

It has a wide range of everyday amenities including supermarkets, independent shops, schools, healthcare services and leisure facilities, making day-to-day living straightforward and convenient. Mansfield is just a short drive away, giving easy access to larger retail, dining and entertainment options.

The area is particularly well placed for access to the countryside, with nearby green spaces such as Kings Mill Reservoir and the wider Sherwood Forest region offering walking routes, cycling and outdoor activities. It also benefits from good transport links via the A38 and nearby motorway connections, making it a popular choice for commuters travelling towards Nottingham, Derby and Sheffield.

Overall, Sutton-in-Ashfield offers a balanced lifestyle — well connected and practical, while still being close to open spaces and a more relaxed pace of life.





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

Well-presented home with a practical layout

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Lounge/diner with bay window and conservatory access

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Lounge/diner with bay window and conservatory access

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Separate bathroom and WC

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Driveway parking and rear garden

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Approximate Size

971 Sq. ft

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Energy Performance Certificate

Rating D

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Council Tax Band B

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These particulars are intended as a guide only and do not form part of any offer or contract. All descriptions, measurements, images and plans are provided for illustration purposes and should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves as to the accuracy of the information. Buckley Brown Estate Agents accept no liability for any loss arising from reliance on these details.

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exceptional representation.

Let's Chat.

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