Offers in the region of £200,000

Westbourne 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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"From the moment you arrive, the fantastic curb appeal grabs your attention! A home already bursting with promise, there’s an exciting opportunity to add further value, put your own stamp on it and create something truly special."

- Tim, Valuer

POTENTIAL IN EVERY CORNER

A property with plenty of potential and a great foundation to build upon.

Offering a good mix of space and flexibility, it's well suited to families, first-time buyers or anyone looking for a home they can improve over time. With the right vision, there's a real opportunity here to create something truly special.

THE FINER DETAILS

The ground floor opens into a welcoming hallway leading to a spacious living room and a fully equipped kitchen, finished with attractive decorative splashback tiles.

There are also two versatile bedrooms, offering a blank canvas for the new owner to personalise, alongside a modern three-piece bathroom.

Upstairs, a third bedroom provides additional accommodation, while a large loft space offers excellent storage and further potential for those looking to make the most of the available space.

Outside, the front of the property features an attractive decorative gravel area alongside a private driveway, providing convenient off-road parking. To the rear is a well-maintained garden with a generous lawn, patio seating area and a detached garage, offering useful storage and further practicality.

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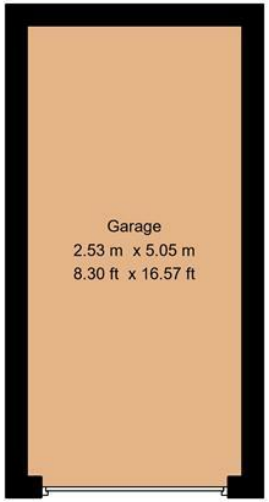
LIFE IN SUTTON IN ASHFIELD

Sutton-in-Ashfield offers a convenient and well-established setting with plenty of amenities for everyday life.

The town has a good selection of shops, supermarkets, cafés, restaurants and leisure facilities, alongside local schools and parks, making it a practical choice for families, couples and first-time buyers.

The location is also well connected, with Mansfield close by and good road links towards Nottingham, Chesterfield and the M1. With a mix of town convenience, surrounding countryside and plenty of local facilities, Sutton-in-Ashfield offers a comfortable and well-connected place to call home.

Garage
14sq.m/156.00sq.ft
Approx



Ground Floor
57sq.m/615.59sq.ft
Approx

First Floor
57sq.m/615.59sq.ft
Approx

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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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Key Features

No chain opportunity

Blank canvas throughout

Three generous sized bedrooms

Ample space and flexibility

Prime location for a variety of buyers

Size approximately 1,230 sq.ft

EPC Rating D

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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