



£675,000 Freehold

NORWOOD HOUSE NORWOOD LANE | | SUTTON-IN-ASHFIELD | NG17 3JR

**BuckleyBrown**  
ESTATE AGENTS

## CHARACTER AND CHARM!...

This charming three-bedroom detached home is ideally located in Sutton-in-Ashfield, close to local amenities, schools, and transport links. Set behind a private gated entrance, it benefits from a large driveway and garage, offering both privacy and practicality.

Inside, the home is rich in character and original features throughout. The living room is a particularly inviting space, perfectly suited to cosy evenings, showcasing exposed wooden ceiling beams, an exposed brick fireplace, and a log-burning stove that creates a striking focal point and a warm, welcoming ambience. The dining room continues this charming aesthetic, again featuring exposed beams and a delightful reading nook to the front, ideal for quiet moments or informal seating.

The kitchen is both practical and sociable, offering ample space for cooking and entertaining, complete with a breakfast bar and generous work surface. This leads seamlessly into the airy conservatory, surrounded by windows and fitted with double doors opening onto the garden, providing a wonderful space to enjoy natural light and views of the outdoors all year round. A versatile office space offers an excellent work-from-home solution, complemented by a utility room and ground-floor WC for added convenience.

To the first floor, there are three well-proportioned bedrooms. The master bedroom enjoys a dressing area, en-suite and fitted wardrobes. The remaining two bedrooms also benefit from fitted wardrobes and are served by a family bathroom.

Externally, the rear garden offers a generous and private outdoor space ideal for both relaxation and entertaining. It features a well-maintained lawn, a spacious patio area perfect for outdoor dining and summer gatherings, and a dedicated vegetable patch. The garden is bordered by a range of established shrubs and greenery, providing a pleasant outlook and a good degree of privacy, making it a peaceful and versatile space to enjoy throughout the seasons.





#### Entrance Hall

With a window to the front elevation and a door providing access into;

#### Living Room 14'8" x 14'6"

With exposed wooden ceiling beams, exposed brick feature fireplace with a log burner and windows to the front and rear elevation.

#### Hall

With access into;

#### Dining room 17'6" x 10'5"

With exposed wooden ceiling beams, feature fireplace and a reading nook to the front elevation with a window.

#### Kitchen 10'5" x 13'10"

Complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, space for appliances and a breakfast bar seating area. With windows to the front elevation and access into the conservatory.



#### Conservatory 16'0" x 15'0"

With ample space and surrounding windows and double doors opening onto the rear garden.

#### Office 10'0" x 5'5"

Versatile space that can be used to suit your needs, with a window to the rear elevation.

#### Utility Room 7'1" x 6'3"

With matching cabinetry, worktop surfaces and space for appliances. With a window to the side elevation.

#### WC

With a low flush WC and a hand wash basin.

#### Porch

With surrounding windows and a door to the side elevation.

#### Landing

With access into;

#### Bedroom One 15'0" x 11'4"

With ample space, fitted wardrobes, eaves storage, dressing room area, windows to the front and rear elevation, velux window and its own en-suite facility.

#### En-suite 8'5" x 8'8"

Complete with a three piece suite including a shower, low flush WC and a hand wash basin. With a velux window.

#### Bedroom Two 11'6" x 11'4"

With fitted wardrobes, eaves storage and windows to the side and rear elevation.

#### Bedroom Three 10'4" x 14'7"

With a fitted wardrobe and a window to the front elevation.

#### Bathroom 11'7" x 6'3"

Complete with a three piece suite including a bath, low flush WC and a hand wash basin. With a window to the rear elevation.

#### Outside

The property benefits from a large gated entrance leading to a spacious driveway providing off-road parking for up to six vehicles, as well as a single garage. To the rear, there is a generous garden featuring a well-maintained lawn, a patio area ideal for outdoor seating, a dedicated vegetable patch, and a range of established shrubs. Beyond this, an attractive orchard area with privacy, and a delightful rural feel, creating a versatile and inviting outdoor space.

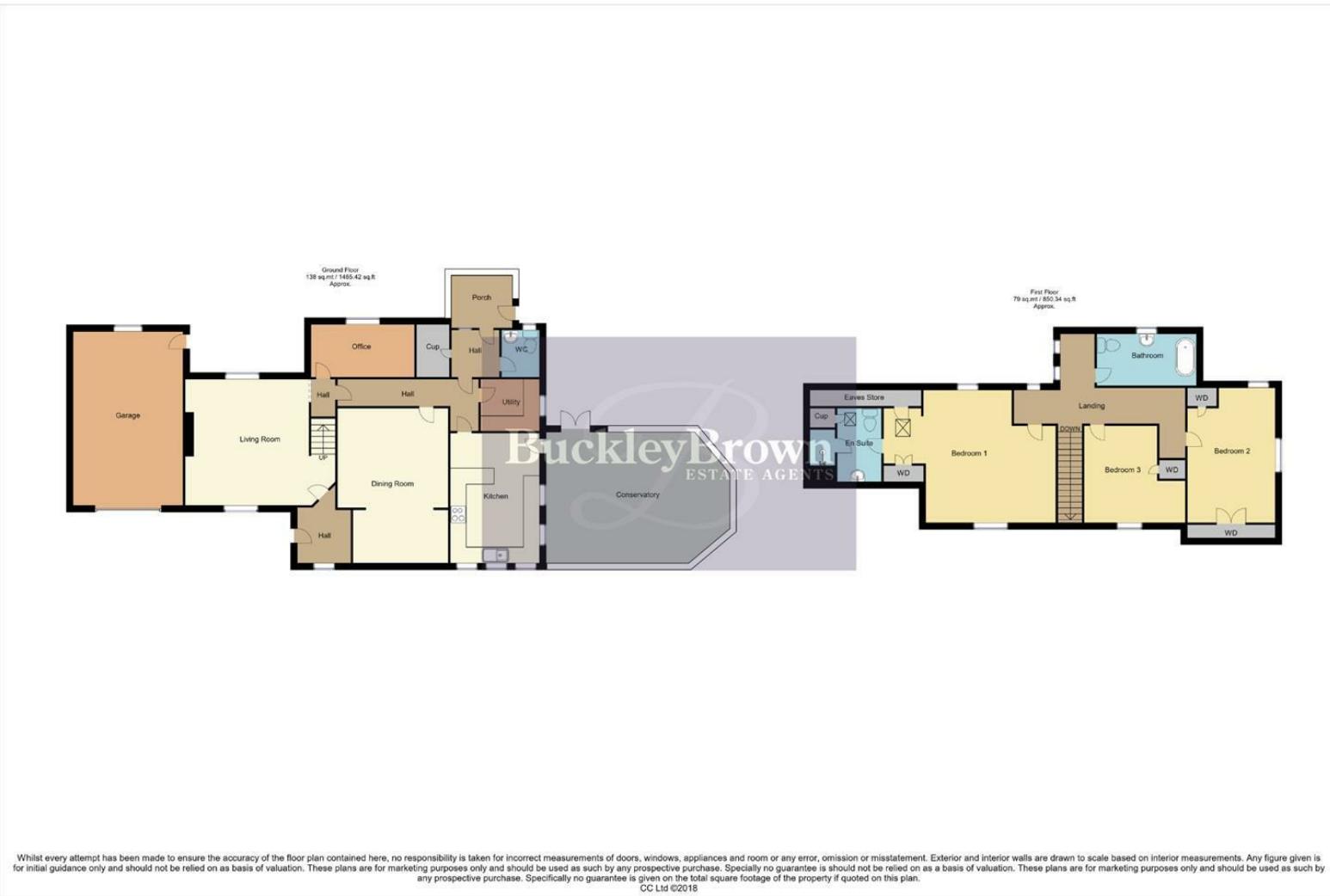
#### Garage 12'9" x 20'1"

Accessible from the front and side elevation.

#### ADDITIONAL INFO

The final images in the listing show the property during springtime, when the gardens and grounds are in full bloom with a vibrant display of flowers and planting. The property is also conveniently located just a short journey from the historic Hardwick Hall.





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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