

£135,000

Phoenix Street, Sutton-In-Ashfield,



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

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"Recently rendered and ready to move straight into, this impressive three-bedroom, three-storey semi-detached home offers spacious and versatile accommodation, modern presentation throughout, and excellent kerb appeal—making it an ideal choice for a wide range of buyers."

- Luke, Senior Valuer



MAKE YOUR MOVE TODAY

From the moment you arrive, this recently rendered three-bedroom, three-storey semi-detached home makes a lasting impression with its attractive exterior and move-in-ready condition.

Stepping inside, you'll discover well-proportioned accommodation arranged over three floors, offering a wonderful sense of space and versatility. Thoughtfully presented throughout, the property effortlessly combines modern comforts with practical family living, creating a home that is ready to be enjoyed from day one.



THE FINER DETAILS

Offering flexible accommodation and plenty of potential, this charming home provides an excellent opportunity for a range of buyers.

The ground floor features two separate reception rooms, comprising a dining room and a living room, both offering versatile blank-canvas spaces ready to be tailored to your own tastes and requirements. To the rear, a fully equipped kitchen provides everything needed for day-to-day living.

The first floor hosts two well-proportioned bedrooms, served by a family bathroom accessed from the landing.

Occupying the top floor, the spacious principal bedroom enjoys a degree of privacy, complemented by useful eaves storage and a convenient WC.

Externally, the property boasts an expansive rear garden, predominantly laid to lawn, alongside a generous patio seating area that provides the perfect setting for outdoor dining, entertaining, or simply relaxing in the warmer months.





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LIFE IN SUTTON-IN-ASHFIELD

Sutton-in-Ashfield is a well-established market town in Nottinghamshire, offering a strong sense of community alongside a wide range of everyday amenities.

The town centre provides supermarkets, independent shops, cafés, and services, while nearby retail parks add further convenience for larger shopping needs. Families are well served by a selection of schools and leisure facilities, and the area has a welcoming, down-to-earth feel that appeals to both first-time buyers and long-term residents.

Surrounded by green spaces and countryside, Sutton-in-Ashfield also offers plenty of opportunities for outdoor recreation, including walks and cycling routes. The nearby Sherwood Forest provides a famous natural escape, while excellent road links via the A38 and M1 make commuting to nearby towns and cities such as Nottingham and Mansfield straightforward. Combining convenience, community, and access to nature, it remains a popular and practical place to live.



Ground Floor
42sq.m/449.41sq.ft
Approx



First Floor
33sq.m/350.77sq.ft
Approx



Second Floor
32sq.m/348.99sq.ft
Approx



Key Features

Flexible accommodation with excellent potential

Two separate reception rooms

Fully equipped kitchen

Two well proportioned first floor bedrooms

Three piece family bathroom

Spacious top floor master bedroom with wc

Expansive rear garden with seating area

Energy Performance Certificate (EPC)
Rating D

Council Tax Band A

Size
Approximately 1147 sq.ft

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