



Offers Over £395,000 Freehold

1 GRANGE FARM CLOSE | | SUTTON-IN-ASHFIELD | NG17 1NJ

**BuckleyBrown**  
ESTATE AGENTS

\*\*\*NO CHAIN OPPORTUNITY\*\*\*

**SPACE, STYLE AND A PRIME LOCATION.** Positioned in the highly sought-after area of Grange Farm Close, Sutton-in-Ashfield, this beautifully presented four-bedroom detached home offers an exceptional blend of space, comfort, and practicality—perfectly suited to modern family living. With convenient access to local amenities, reputable schools, and nearby green spaces, it enjoys a welcoming community setting while remaining ideal for everyday convenience.

Stepping inside, you are greeted by a spacious and inviting hallway that immediately sets a warm and homely tone. The generous living room provides a perfect space for both relaxing and entertaining, complete with French doors opening out onto the rear garden, allowing natural light to flow through. A separate dining room offers versatility to suit your lifestyle, whether for formal dining, a playroom, or home office. The well-equipped kitchen features essential appliances and ample workspace, making day-to-day living effortless, while a practical utility room completes the ground floor.

Upstairs, the property continues to impress with four well-proportioned bedrooms, each offering comfortable and bright accommodation. The master bedroom benefits from its own en-suite, creating a private retreat, while the remaining bedrooms can easily adapt to suit a variety of needs. A modern three-piece family bathroom is conveniently located off the landing.

Externally, the home boasts a well-maintained garden, perfect for outdoor dining, family time, or simply unwinding during the warmer months. A driveway and double garage provide ample off-street parking, adding to the home's overall appeal.

This is a fantastic opportunity to secure a spacious and stylish home in a desirable location—early viewing is highly recommended. Call now to arrange your viewing!





#### Entrance Hallway

Spacious entrance hallway with a window to the front elevation, storage cupboard under the stairs and leading access into;

#### Living Room 11'3" x 18'11"

Carpeted flooring, central heating radiator, feature fireplac and french doors opening onto the rear garden.

#### Dining Room 9'5" x 10'8"

Versatile reception room with a central heating radiator and a window to the front elevation.

#### Kitchen 11'6" x 12'5"

Complete with a range of matching high end gloss cabinetry, inset sink with drainer, integrated appliances, decorative splashback tiles and a breakfast bar. Surrounding windows along with access into a handy utility room.

#### Utility 5'8" x 7'3"

Fitted with matching wall and base cabinets, worktops over, inset sink with drainer, integrated appliances and an external door to the rear for added convenience.

#### WC 2'11" x 6'3"

Fitted with a low flush wc and a hand wash basin.

#### Landing

Central carpeted landing with a fitted cupboard and leading access into;

#### Bedroom One 10'8" x 10'1"

Carpeted flooring, central heating radiator, built in wardrobes, en suite and a window to the rear elevation.



#### En Suite 8'8" x 4'0"

Three piece suite including a hand wash basin, low flush wc, walk in shower and a window to the rear elevation.

#### Bedroom Two 11'7" x 9'2"

Laminate flooring, central heating radiator, built in wardrobes and a window to the front elevation.

#### Bedroom Three 8'3" x 9'1"

Laminate flooring, central heating radiator, built in wardrobes and a window to the front elevation.

#### Bedroom Four 10'9" x 6'8"

Carpeted flooring, central heating radiator and a window to the rear elevation.

#### Bathroom 9'4" x 3'5"

Three piece suite comprising of a hand

wash basin, low flush wc and a bath with an overhead shower for added convenience. window to the front elevation.

#### Summer House 21'1" x 8'10"

Versatile summer house which is currently utilised as a home bar/pub with wooden interior, fixtures and fittings along with a fitted breakfast bar. Windows to the front, french doors and access to a storage room.

#### Garage 15'4" x 17'6"

Double garage with an electric door to the front elevation.

#### Outside

Low maintenance frontage with a private driveway and a double garage. The rear garden hosts a stunning summer house, storage room, artificial lawn, patio seating area and fence surround.





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. Specially no guarantee is given on the total square footage of the property if quoted on this plan.  
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**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) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>75</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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