

£270,000

Harby Avenue, Sutton-In-Ashfield,



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is carefully presented, so you can explore
with clarity and confidence.

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"There's so much to love about this one. The double-storey extension gives you loads of extra space, while the large driveway, garage and generous garden tick all the boxes outside too. A fantastic family home with plenty to get excited about."

- Luke, Senior Valuer



SPACE, STYLE & SO MUCH MORE

A fantastic family home offering generous accommodation, excellent outdoor space and plenty of versatility.

The impressive double-storey extension creates valuable additional space, while the large driveway, garage and generous garden provide everything you could want outside. Well suited to growing families or buyers looking for a home with room to adapt and enjoy.



THE FINER DETAILS

The ground floor welcomes you with a spacious hallway leading into a generous living room, complete with a lovely bay window and double doors opening through to the dining area.

French doors from the dining space provide direct access to the garden, creating a great flow for entertaining and everyday family life. A fully equipped kitchen and useful ground floor shower room complete this level.

Upstairs, a central landing leads to four well-proportioned bedrooms, offering plenty of space for a growing family, guests or those working from home. A large three-piece family bathroom completes the first floor.

Outside, the front of the property benefits from a private driveway and an expansive garage, which also incorporates a useful office at the rear, offering excellent versatility. To the rear is a long, attractive garden featuring a generous lawn and a patio seating area, providing plenty of space to relax, entertain and enjoy the outdoors.





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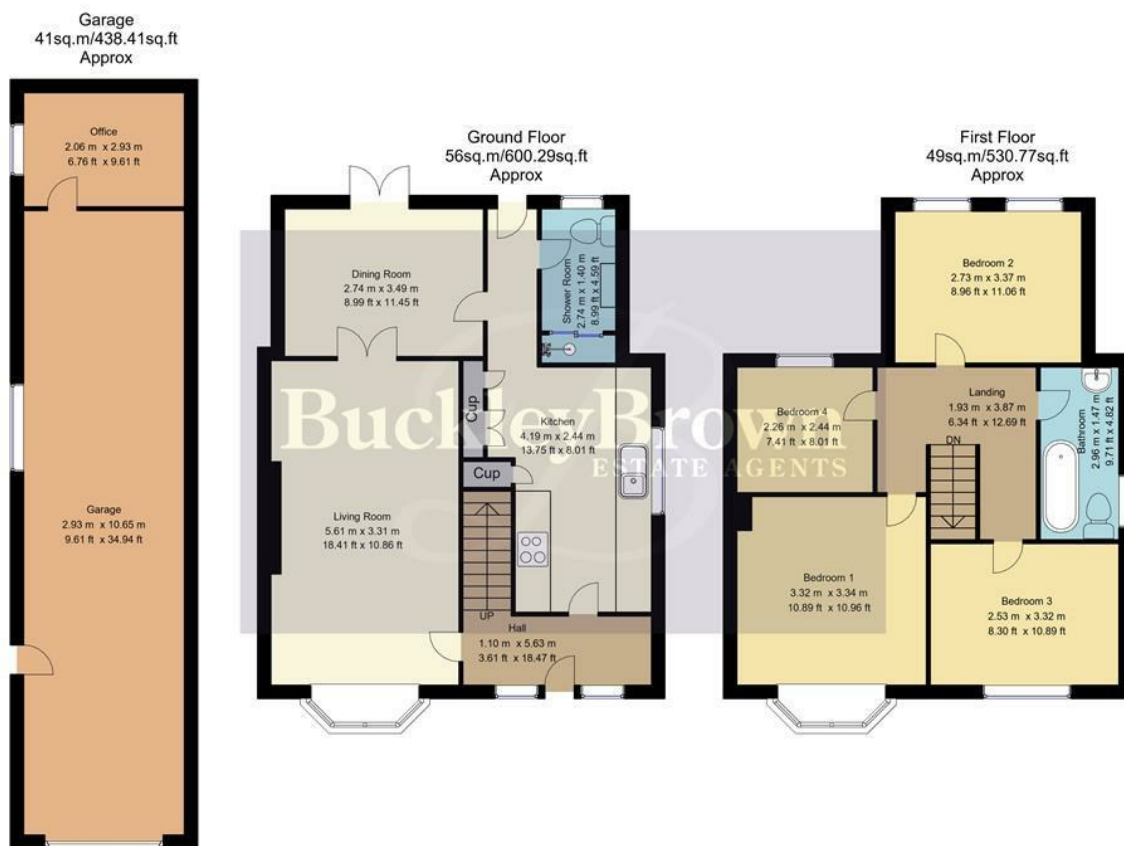
LIFE IN SUTTON-IN-ASHFIELD

Sutton-in-Ashfield offers a convenient and well-established setting with a good mix of local amenities, green spaces and community facilities.

The town provides plenty for everyday life, including shops, supermarkets, cafés, restaurants and leisure facilities, while nearby parks and open spaces give residents plenty of opportunities to enjoy the outdoors. With a good selection of schools and a range of residential neighbourhoods, it is a popular choice for families and those looking for good value with plenty close by.

The town is also well placed for getting around the wider region, with Mansfield just a short distance away and Nottingham and Chesterfield both within easy reach. Excellent road links provide straightforward access to the M1, making Sutton-in-Ashfield a practical choice for commuters, while the surrounding Derbyshire and Nottinghamshire countryside offers plenty to explore at weekends. It combines everyday convenience with easy access to larger towns and cities, making it a well-connected place to call home.





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

Impressive double storey extended family home

Four well proportioned bedrooms

Spacious living & dining accomodation

Ground floor shower room

Expansive garage with a versatile office

Private driveway allowing for secure off road parking

Size approximately 1130 sq.ft

EPC Rating C

Council tax band B

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