



£245,000

Byron Avenue, Sutton-In-Ashfield,



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

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"A modern and well-maintained three-bedroom detached property offering generous and spacious accommodation throughout. The home is presented in excellent condition and has been well looked after, providing a comfortable and attractive living environment suitable for a range of buyers."

Courtney, Valuer



CONTEMPORARY LIVING WITH A SPACIOUS AND MODERN FINISH THROUGHOUT

This well-presented three-bedroom detached home is thoughtfully designed and beautifully maintained throughout, offering a warm and inviting feel from the moment you step inside.

The large lounge/diner sits at the heart of the home, providing a fantastic space for both everyday family life and entertaining, with ample room for dining and socialising. Tastefully decorated in a modern style, the property has a fresh, welcoming finish that enhances its sense of space and comfort, making it an ideal home for a wide range of buyers.



THE FINER DETAILS

A well-presented three-bedroom detached property situated in Sutton in Ashfield, offering spacious and modern accommodation throughout.

The home is ideal for families or buyers seeking a comfortable and well-maintained property in a popular residential area, with a practical layout designed for modern living.

The ground floor comprises a welcoming entrance hall leading through to a generous kitchen, providing ample space for cooking and dining. There is also a bright and well-proportioned living room/dining room, ideal for both relaxing and entertaining, along with a convenient ground floor WC completing the downstairs accommodation.

To the first floor, the property offers three well-sized bedrooms, including a principal bedroom with en-suite facilities. There is also a modern family bathroom serving the remaining bedrooms, all finished to a good standard and providing comfortable living space throughout.

Externally, the property benefits from a driveway providing off-road parking for two cars. The rear garden features a raised lawn area, decking ideal for seating and entertaining, and a lower patio area, offering a versatile and attractive outdoor space.





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LIFE IN SUTTON-IN-ASHFIELD

Sutton-in-Ashfield is a large and well-established market town in Nottinghamshire, offering a practical blend of town living with good access to surrounding countryside and nearby cities such as Nottingham and Mansfield.

The area has a strong sense of community, shaped by its mining heritage, and provides a range of local amenities including shops, supermarkets, leisure facilities, and parks such as Sutton Lawn and Kings Mill Reservoir.

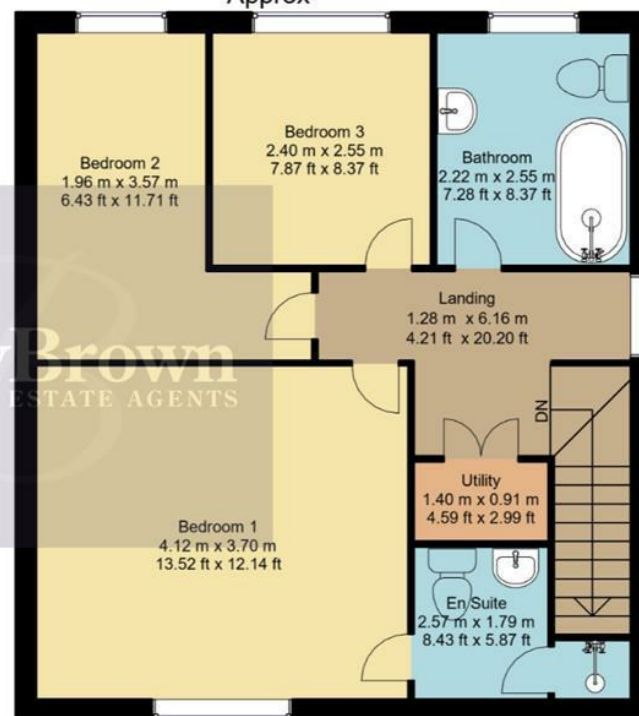
The town benefits from convenient transport links, with easy access to the M1 motorway and regular public transport connections, making it suitable for commuters. Recent regeneration has brought improvements to the town centre, alongside ongoing investment in leisure, retail, and community spaces, helping to enhance everyday living



Ground Floor
53sq.m/572.82sq.ft
Approx



First Floor
51sq.m/554.08sq.ft
Approx



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

Spacious and well-presented accommodation throughout

Bright living room/dining room ideal for relaxing and entertaining

Ground floor WC for added convenience

Three well-proportioned bedrooms

Principal bedroom with en-suite shower room

Contemporary family bathroom serving remaining bedrooms

Driveway providing off-road parking for two vehicles

Attractive rear garden with raised lawn area

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exceptional representation.

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