



Offers Over £185,000 Freehold

53 JUBILEE ROAD | | SUTTON-IN-ASHFIELD | NG17 2DD

**BuckleyBrown**  
ESTATE AGENTS

MODERN & INVITING!... Situated in a popular area of Sutton-in-Ashfield, this beautifully updated home offers a perfect blend of style, comfort, and practicality, ideal for families or first-time buyers seeking modern living close to local amenities, schools, and transport links. Recently replastered, rewired, fitted with a new boiler, whitewashed throughout, and finished with new carpets, this property is truly ready to move straight into.

The welcoming entrance hall features a large storage cupboard and access to a ground floor WC, complete with a two-piece suite, tiled floor and walls, low flush toilet, hand wash basin, and a window allowing natural light.

The open-plan living, dining, and kitchen area forms the heart of the home. The kitchen is fitted with high-gloss storage cupboards, work surfaces, extractor fan, and a hand wash basin beneath a rear-facing window with tiled surround. There's ample space for a dining table, while French doors provide easy access to the garden — perfect for entertaining. The living area includes a central heating radiator and a large window overlooking the front of the property.

To the first floor, the landing provides access to a storage cupboard and three well-proportioned bedrooms. Bedroom one features carpeted flooring, a feature panelled wall, radiator, and a front-facing window. Bedroom two offers carpeted flooring, a radiator, two storage cupboards, and a rear window. Bedroom three also includes carpeted flooring, a radiator, and a front-facing window. The family bathroom presents a three-piece suite with hand wash basin and vanity unit, low flush toilet, bath with overhead shower, and a rear window.

At the rear, there's a generous patio ideal for outdoor seating and entertaining, along with a shared car park offering two parking spaces for the property. The front has a small, tidy garden.

A stunning, fully refreshed home offering space, modern upgrades, and comfort throughout — early viewing is highly recommended!





**Hall**  
Offering a large storage cupboard and access to;

**WC**  
Two piece suite including tiled floor and walls, low flush toilet, hand wash basin and a window.

**Living/Dining/Kitchen 19'7" x 23'6"**  
Featuring a spacious open-plan layout comprising a kitchen with high-gloss storage cupboards, work surfaces above, an extractor fan, and a hand wash basin positioned beneath a window overlooking the rear of the property with a tiled wall surround. The area provides ample space for a dining table, with French doors offering convenient access to the garden. This space is accompanied by a living room

that includes a central heating radiator and a window providing views of the front of the property.

**Landing**  
Offering a storage cupboard and access to;

**Bedroom One 10'7" x 11'4"**  
Including carpeted flooring, central heating radiator and a window to the front of the property.

**Bedroom Two 12'2" x 11'6"**  
Featuring carpeted flooring, central heating radiator, two generous storage cupboards and a window offering views of the rear of the property.

**Bedroom Three 5'8" x 11'4"**  
Including carpeted flooring, central heating radiator and a window to the front of the property.



**Bathroom 6'10" x 8'0"**  
Three piece suite offering hand wash basin, with a built in vanity unit, low flush toilet, bath with overhead shower and a window to the rear.

**Outside**  
The rear exterior has a large patio with plenty of space for seating and entertaining, as well as a shared car park with two parking spaces for the property. The front of the property has a small garden.



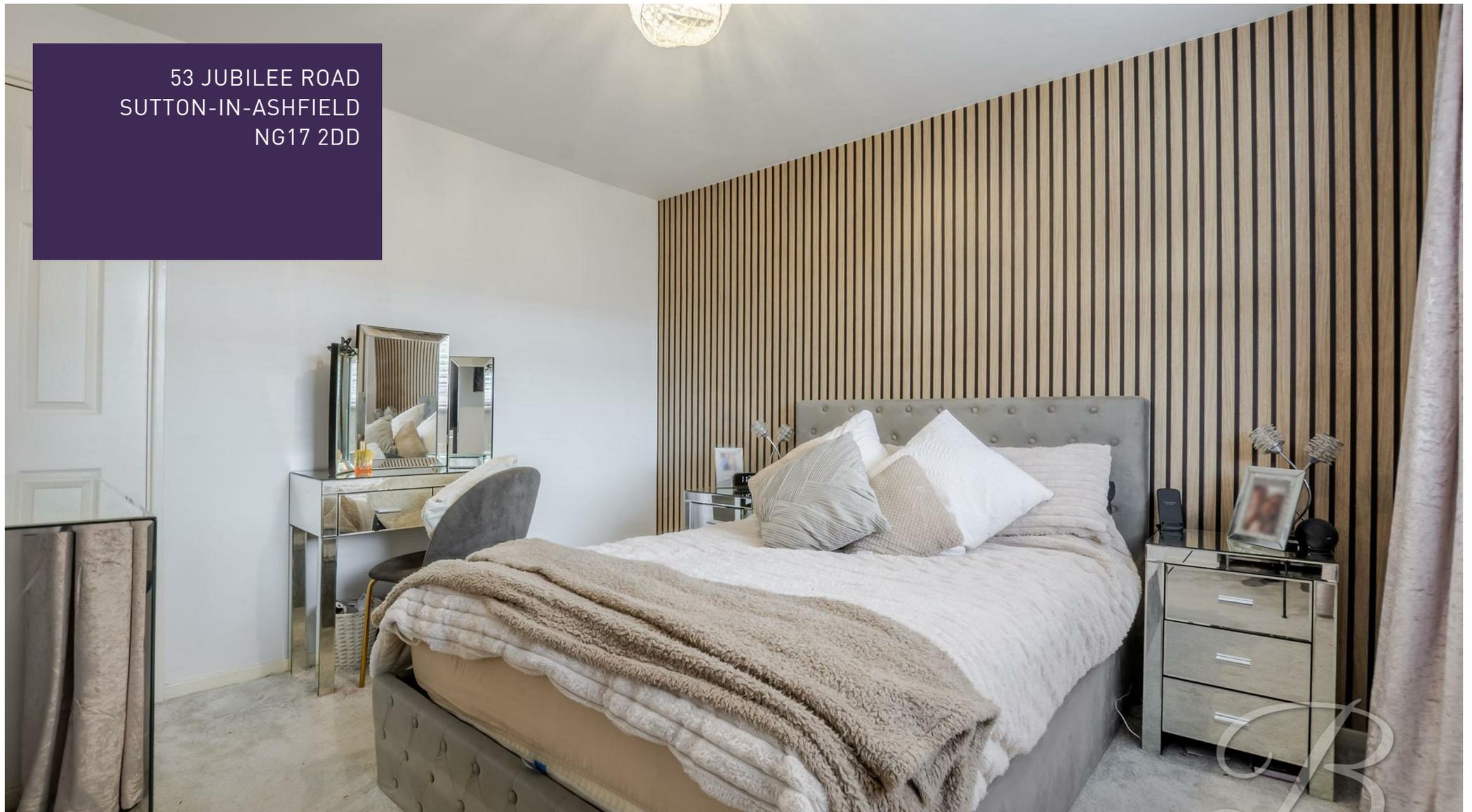


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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>			80
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	66		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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