



£995 Per Month

2 WILLIAMS WALK | | SUTTON IN ASHFIELD | NG17 2UH

BuckleyBrown
ESTATE AGENTS

A brand new, beautifully presented home situated on a desirable corner plot at Williams Walk, Sutton-in-Ashfield, offering modern living in a sought-after residential development. This attractive new-build property has been finished to a high specification throughout and provides fresh, contemporary accommodation ideal for tenants seeking comfort, efficiency and convenience.

Upon entering the property, you are welcomed into a bright and spacious ground floor layout designed with modern living in mind. The property offers a generous open-plan living and dining area, providing an excellent space for both relaxing and entertaining. The contemporary fitted kitchen is finished to a high standard and offers ample storage and workspace, making it both practical and stylish. The ground floor is further complemented by a convenient downstairs WC and access to the enclosed rear garden. The enclosed rear garden will be turfed, while an extended patio area will be created behind the French doors to provide a perfect setting for outdoor dining. In addition, a designated section with laid slabs will be incorporated to accommodate a garden shed at the foot of the garden to create a pleasant and low maintenance outdoor space.

To the first floor, the property continues to impress with two well-proportioned bedrooms, offering flexibility for a range of tenants. The accommodation is completed by a modern family bathroom fitted with a contemporary three-piece suite, finished in a clean and neutral style consistent with the high standard of this brand-new home.

Ideally located next to Brierley Forest Country Park, close to Brierley Forest Park Visitor Centre Cafe and Brierley Forest Golf Club. The property also has a bus stop outside, with excellent rail links nearby making this property perfect for commuters. Benefits include off-road parking for 2 cars, EV charger, and solar panels.



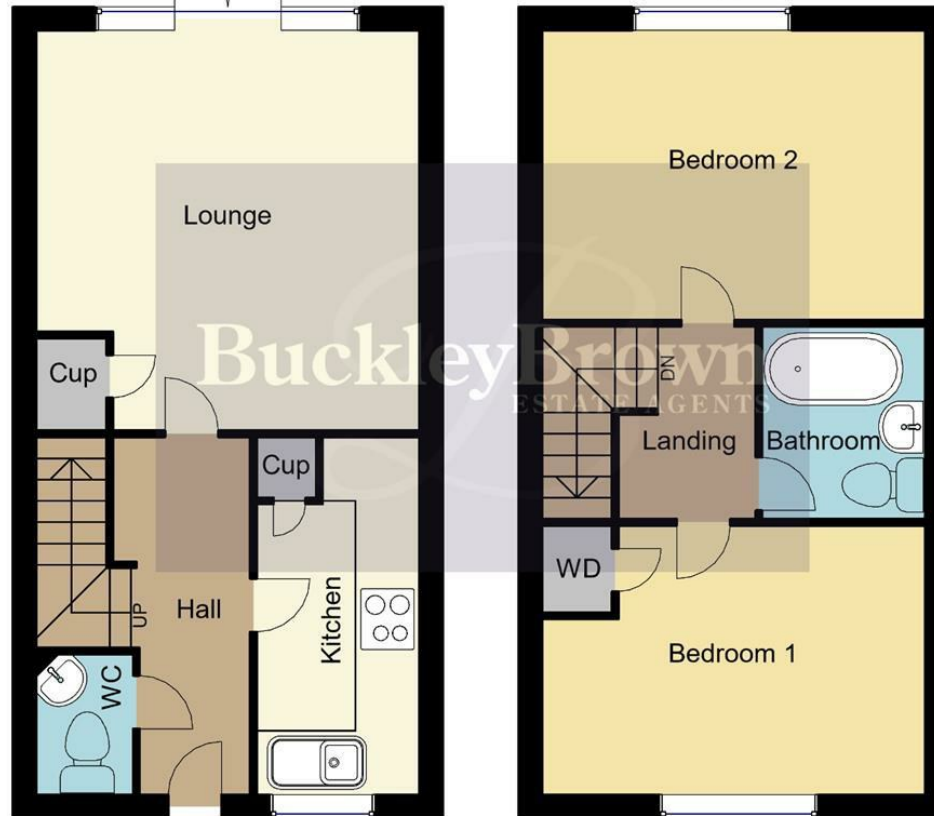


The overall layout has been thoughtfully designed to provide practical and comfortable living space throughout, making the property ideally suited to professionals, couples, or small families seeking high-quality accommodation in a desirable residential setting. Call today to avoid disappointment!



Ground Floor
31sq.m/331.36sq.ft
Approx

First Floor
31sq.m/331.36sq.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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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) A			
(81-91) B		90	90
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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