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Offers Over £230,000

Riley 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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"If you're looking for space to grow, this one ticks the box. With a great number of bedrooms and flexible living space, it's ideal for a family that needs that extra room, and perfect for putting your own stamp on."

- Luke, Valuer



## SPACE TO GROW

*Offering an abundance of space across a generous layout, this versatile family home is perfectly suited to modern family living.*

With multiple bedrooms, flexible living accommodation and plenty of room to grow, the property provides an excellent opportunity for its next owners to move in and make it their own.



## THE FINER DETAILS

*With spacious living areas, generous bedrooms and well-maintained outdoor space, this welcoming home offers everything needed for comfortable day-to-day living.*

This well-maintained home welcomes you through a bright entrance porch leading into the main hallway. The ground floor offers a spacious open-plan living and dining room, complete with a feature fireplace and direct access to the rear garden, creating an ideal space for both relaxing and entertaining. A fully equipped kitchen completes the accommodation.

The property boasts three generously sized bedrooms, with the principal bedroom benefiting from built-in wardrobes. Off the landing, there is a separate bathroom and WC, providing practical convenience for family living.

Externally, the property enjoys a well-kept lawned garden to the front alongside a private driveway. To the rear, an enclosed garden features a lawn, seating area, and fenced boundaries, offering a private outdoor space to enjoy. The rear garden also provides access to the garage, adding further practicality and storage.





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## LIFE IN SUTTON-IN-ASHFIELD

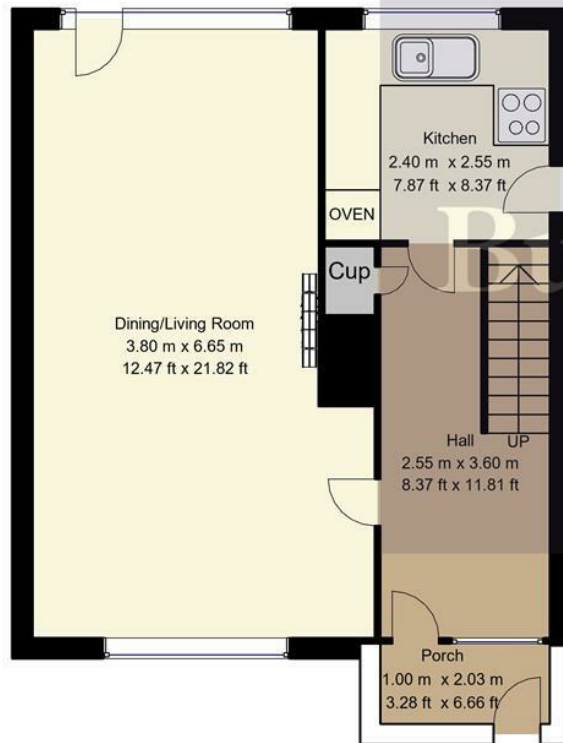
***Sutton-in-Ashfield is a thriving market town that offers an excellent balance of convenience and community spirit.***

Residents benefit from a wide range of everyday amenities, including supermarkets, independent shops, cafés, restaurants, healthcare facilities, and well-regarded schools. The town centre provides a mix of high street retailers and local businesses, while the nearby retail parks offer additional shopping and leisure options.

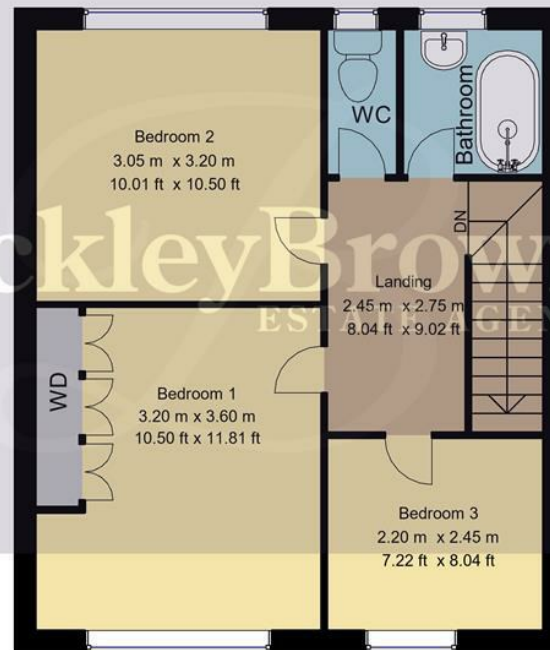
The town is well positioned for commuters, with easy access to the M1 motorway and regular transport links to Mansfield, Nottingham, Derby, and Sheffield. For those who enjoy the outdoors, Sutton-in-Ashfield is surrounded by green spaces, parks, and countryside walks, including nearby nature reserves and recreational areas. Combining practical amenities with excellent connectivity, it remains a popular choice for families, professionals, and retirees alike.



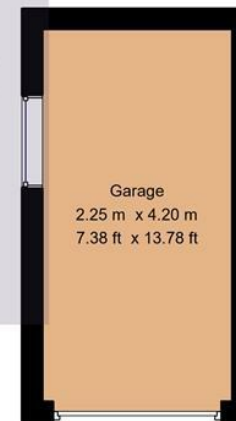
Ground Floor  
44sq.m/468.89sq.ft  
Approx



First Floor  
40sq.m/434.08sq.ft  
Approx



Garage  
11sq.m/117.51sq.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.

## Key Features

Three generously sized bedrooms

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Spacious open plan living and dining room

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Feature fireplace and garden access

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Fully equipped kitchen

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Private driveway and garage

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Enclosed rear garden with seating area

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Size approximately 902 sq.ft

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Energy Performance Certificate (EPC)  
Rating C

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Council Tax Band B

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These particulars are intended as a guide only and do not form part of any offer or contract. All descriptions, measurements, images and plans are provided for illustration purposes and should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves as to the accuracy of the information. Buckley Brown Estate Agents accept no liability for any loss arising from reliance on these details.

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exceptional representation.

Let's Chat.

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