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£262,000

Hill Top View, Sutton-In-Ashfield,

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

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"From the moment you step inside, it's clear this home has been lovingly maintained. The stylish décor, generous living spaces and wonderful conservatory create a welcoming environment that's perfect for modern family living."

- Luke, Senior Valuer



## A place to truly call home

*Welcoming to the market this beautifully presented three-bedroom home, situated in the sought-after town of Sutton-in-Ashfield. Offering spacious and versatile accommodation throughout, the property features a comfortable lounge, separate dining room and a bright conservatory, all finished to a high standard with tasteful décor throughout.*

Externally, the home benefits from a driveway providing off-road parking, a garage, and a well-maintained rear garden, perfect for relaxing or entertaining.

Presented in true move-in-ready condition, this fantastic property is ideally located close to local amenities, schools and transport links, making it an excellent choice for families, first-time buyers and professionals alike.



## The Finer Detail

***This property has beautiful kerb appeal and is situated close to local amenities and transport links making it the perfect choice for any buyer. Presented beautifully throughout this home is ready to welcome its new owners!***

As you step inside you will already gain a sense of the space that is on offer. The lounge opens nicely through an archway into the dining room provided a fantastic social space to enjoy with family and friends. The kitchen is complete with modern cabinetry and boast plentiful work surface space to prep your favourite meals. There is also a convenient downstairs toilet.

Heading upstairs the lovely master bedroom benefits from having its very own ensuite facilities! There are two further bedrooms with ample space for furnishing. The family bathroom is luxurious, complete with a three piece suite having a shower over the bath an even a TV to enjoy a soak in the bath!

The exterior of the home there is a driveway providing off street parking to the front and access to the integral garage. The rear has a lovely mostly laid to lawn garden with a decked area to enjoy the warmer months.





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## Life in

***Sutton-in-Ashfield is a thriving and well-connected market town in the Ashfield district of Nottinghamshire, offering a practical and appealing place to live with a strong sense of community. Conveniently located between Mansfield and Nottingham, the town attracts a wide range of residents, from first-time buyers and growing families to professionals and retirees seeking excellent amenities and accessibility.***

The town centre provides a comprehensive range of everyday facilities, including major supermarkets, high street retailers, independent businesses, cafés and restaurants. Residents also benefit from a good selection of schools, healthcare services and leisure facilities. The popular Idlewells Shopping Centre and nearby community amenities help ensure that daily essentials are always close at hand, while a variety of local events and activities contribute to the town's welcoming atmosphere.

Sutton-in-Ashfield enjoys access to a number of attractive green spaces and recreational areas. The nearby Sutton Lawn is a popular destination for families, walkers and outdoor enthusiasts, offering open parkland, sports facilities and community events throughout the year. The surrounding Nottinghamshire countryside, together with local nature reserves and walking routes, provides further opportunities for outdoor recreation, cycling and relaxation.

Despite its established character, Sutton-in-Ashfield benefits from excellent transport connections. The town's railway station offers direct services to Nottingham, Mansfield and Worksop, while the nearby A38 and Junction 28 of the M1 motorway provide convenient road access to Nottingham, Derby, Sheffield and beyond. These strong transport links make the area particularly attractive to commuters and those who travel regularly for work or leisure.

Sutton-in-Ashfield is especially well suited to families, professionals, first-time buyers and downsizers looking for a town that combines convenience with community spirit. With its broad range of amenities, excellent connectivity and access to green spaces, it continues to be one of the most popular and practical residential locations within the wider Nottinghamshire area.





## Key Features

Beautifully presented throughout – simply move in and enjoy

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Spacious and versatile living accommodation, perfect for modern family life

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Stylish lounge, dining room and contemporary fitted kitchen

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Private rear garden, integral garage and ample off-road parking

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Generous principal bedroom benefiting from a private en-suite

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Sought-after location close to excellent amenities, schools and transport links

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Exceptional homes deserve  
exceptional representation.

Let's Chat.

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