



£250,000 Freehold

2 COLUMBIA AVENUE | | SUTTON-IN-ASHFIELD, NOTTINGHAMSHIRE | NG17 2HA

**BuckleyBrown**  
ESTATE AGENTS

GUIDE PRICE £250,000 - £260,000

EMBRACE RELAXED LIFESTYLE IN THIS IDYLIC SETTING. Situated on the charming Columbia Avenue in Sutton-In-Ashfield, Nottinghamshire, this newly refurbished detached bungalow, built in the 1930s in an arts & crafts style, offers a perfect blend of classic charm and modern living. The property is ideally situated in a peaceful neighbourhood, making it an excellent choice for families or those seeking a tranquil retreat.

Upon entering, you are welcomed by a spacious porch that leads into a bright and airy hall. The open-plan living room and dining area create a warm and inviting atmosphere, perfect for entertaining or relaxing with family. The well-appointed newly fitted kitchen is conveniently located nearby, providing easy access to the sun room which floods the space with natural light. A spacious sun room with access to a separate WC adds to the practicality of this lovely home.

The bungalow boasts three spacious double bedrooms, each offering a peaceful sanctuary for rest. The bedrooms are well-sized and versatile, suitable for guests, children, or even a home office. The modern shower room serves all bedrooms, adding to the functionality of the layout.

Outside, the property showcases a nice, easy to maintain garden, perfect for enjoying the outdoors. The classic design of this bungalow, combined with its thoughtful layout, makes it an ideal choice for those looking for a stylish and comfortable home in a desirable location. This property truly represents a wonderful opportunity to own a home designed for relaxation and ease in Sutton-In-Ashfield.





**Porch**  
Porch leading into;

**Hall**  
Hallway with access to;

**Living Room/Dining Room 12'0" x 24'6"**

Spacious, carpeted open-plan living and dining room featuring a central heating radiator and a feature log burner. A window to the side elevation provides natural light, while the generous dining area offers ample space for your desired dining furniture. This room also provides a large utility storage cupboard with plumbing for washing machine & space for tumble drier. There is access via glazed sliding doors into the sun room.

**Kitchen 5'6" x 18'3"**

Newly fitted galley style kitchen with a range of matching wall and base cabinets in a french shaker style, offering ample storage and generous marble pattern style worktop space ideal for food preparation. Integrated appliances include a fridge/freezer, dishwasher, Samsung oven & Samsung hob and an inset white ceramic sink with a spring neck spray tap. A window to the rear elevation along with a large tinted roof window allows for plenty of natural light, creating a bright and practical workspace. The kitchen also benefits from central heating radiators, access to the sun room, and a door leading to the front of the property.

**Sun Room 12'4" x 8'3"**

Tiled flooring with surrounding windows

allowing plenty of natural light, and large sliding doors opening out to the rear garden. A lovely space to enjoy during the summer months.

**WC 3'0" x 4'7"**

Low flush WC and hand wash basin.

**Shower Room 6'1" x 7'1"**

Three piece suite with shower, low flush WC, hand wash basin and window to the rear elevation along with handy storage cupboards.

**Bedroom One 12'0" x 10'11"**

Spacious master bedroom with carpeted flooring, central heating radiator and window to the front elevation.

**Bedroom Two 11'8" x 10'11"**

Spacious bedroom with carpeted flooring, central heating radiator and window to the front elevation.

**Bedroom Three 11'8" x 10'10"**

Spacious bedroom with carpeted flooring, central heating radiator and window to the rear elevation along with built in cupboards.

**Outside**

To the front offers... two separate driveways providing ample parking space for multiple vehicles. At the rear, the garden is laid to grass and includes a paved patio area, perfect for outdoor entertaining or relaxing. A spacious front garden mainly laid to lawn with borders.





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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	73
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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NG17 2HA



## BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

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