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OFFERS OVER £200,000

Beechdale 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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"Properties in this area get snapped up fast. Don't miss your chance to grab a fantastic bargain, add real value, and turn it into something truly your own."

Luke, Senior Valuer



WITH CHARACTER, CHARM & FULL OF POTENTIAL

From the moment you step inside, this charming home feels warm, welcoming and full of natural light.

Beautiful bay windows, character features and well-proportioned living spaces create a wonderful balance of period charm and everyday comfort. Lovingly maintained and ready to move straight into, it offers everything a growing family could need, while still presenting exciting potential to further enhance and reconfigure the space to suit modern living. Situated in a sought-after location, this is a home to enjoy from day one, with the opportunity to make it even more special in the years ahead.



THE FINER DETAILS

This well-presented three-bedroom semi-detached home offers spacious accommodation, perfect for family living. Featuring two reception rooms, a well-equipped kitchen, a four-piece family bathroom, a useful utility/store with separate WC, driveway parking, a garage and an enclosed rear garden, this is a home that combines comfort with everyday practicality.

Entering through the front porch, you are welcomed into the hallway with stairs to the first floor and access to the living room, dining room and kitchen. The bright living room enjoys a beautiful bay window, while the separate dining room is centred around an attractive feature fireplace. The kitchen offers plenty of fitted storage and workspace, with a door leading out to the rear garden.

Upstairs are three well-proportioned bedrooms, including a spacious master bedroom with a bay window and built-in wardrobes, a second double bedroom with fitted wardrobes, and a versatile third bedroom, ideal as a child's room, nursery or home office. Completing the first floor is a four-piece family bathroom, fitted with both a bath and separate shower cubicle with underfloor heating.

The enclosed rear garden features a lawn and paved seating area, offering a great space to relax or entertain. It also provides access to a useful outbuilding with a utility/store and separate WC. To the front, the property is enclosed by fencing and gates, with a lawn, mature trees, a driveway providing off-road parking and access to the garage.





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LIFE IN SUTTON-IN-ASHFIELD

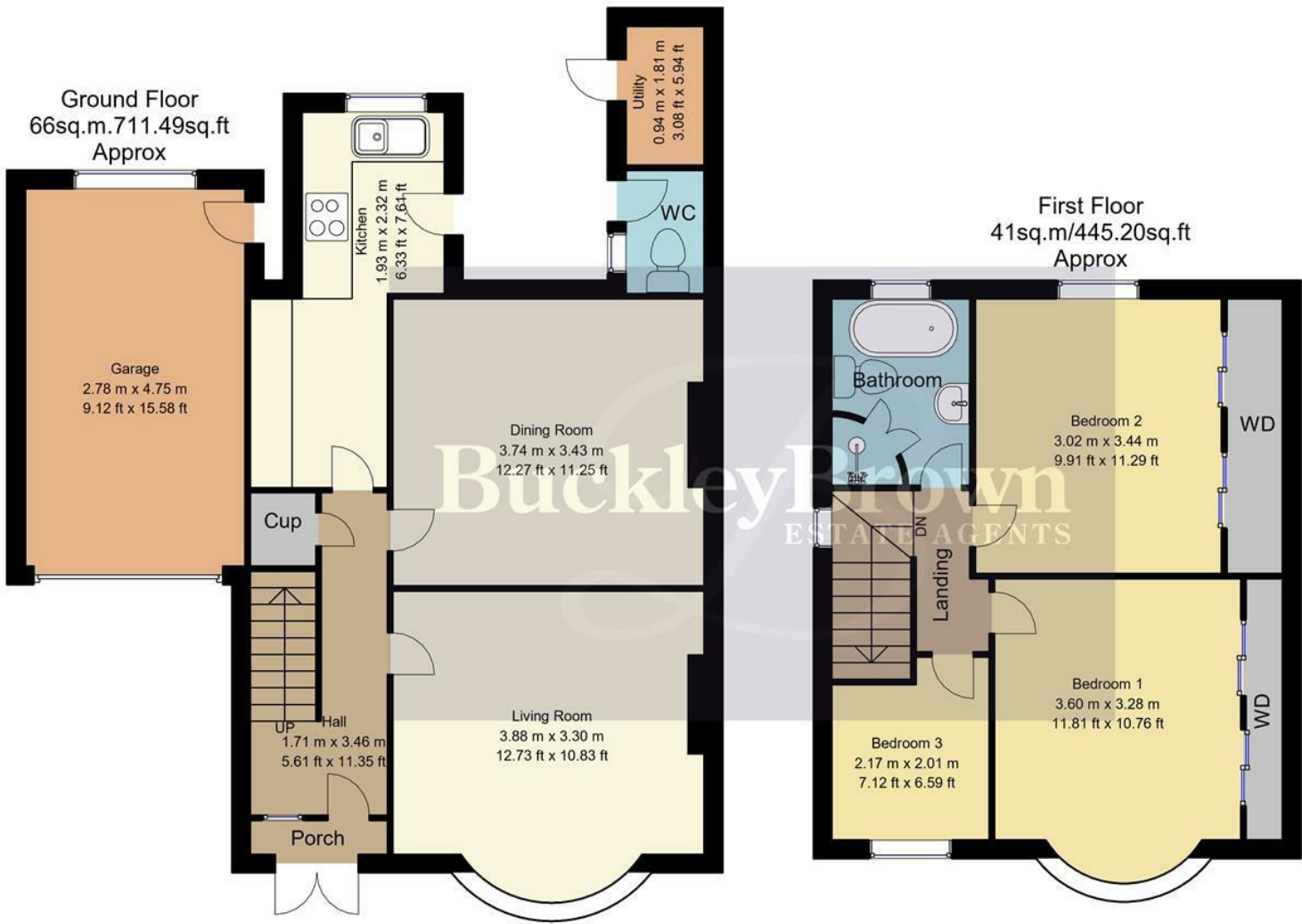
Sutton-in-Ashfield is a popular Nottinghamshire market town, offering an excellent balance of convenience, green spaces and family-friendly amenities.

The town benefits from a wide range of supermarkets, independent shops, cafés and leisure facilities, while nearby retail parks and the East Midlands Designer Outlet provide even more shopping opportunities.

For families, the area is well served by a choice of primary and secondary schools, along with parks, playgrounds and open countryside close by, including Brierley Forest Country Park and King's Mill Reservoir, both ideal for walking, cycling and enjoying the outdoors.

Commuters are well catered for, with Sutton Parkway railway station offering regular services to Nottingham, while the nearby M1 motorway and A38 provide excellent road links to Nottingham, Derby, Sheffield and beyond.





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

A welcoming family home full of charm

Light-filled living spaces with beautiful bay windows

Ready to move into with scope to make it your own

Private enclosed garden perfect for relaxing and entertaining

A great choice of local amenities close by

Approximate size

1156 Sq. ft

Energy Performance Certificate

Rating D

Council Tax Band

B

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exceptional representation.

Let's Chat.

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