



Offers Over £240,000 Freehold

19 THE FIELDINGS | | SUTTON-IN-ASHFIELD | NG17 2TF

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## CREATE YOUR NEXT CHAPTER!...

Welcome to this well-maintained and spacious three-bedroom detached home, ideally located in the popular area of Sutton-in-Ashfield, just moments from a wide range of local amenities, schools, and transport links—perfect for families or professionals alike.

Upon entry, you're welcomed into a bright and inviting living room, complete with a charming feature fireplace. This space flows seamlessly into the adjoining dining room, creating an open and sociable layout ideal for both everyday living and entertaining. Sliding doors from the dining area open into a generous conservatory, offering additional living space and direct access to the rear garden—perfect for relaxing year-round. The well-appointed kitchen is both stylish and functional, offering a range of matching wall and base units, ample worktop space for food preparation, and integrated appliances for a sleek finish. A handy downstairs WC completes the ground floor.

Upstairs, the home offers three generously sized bedrooms. The master bedroom benefits from its own private en-suite shower room, while the remaining bedrooms are served by a modern family bathroom fitted with a clean and contemporary three-piece suite.

Outside, the front of the property features a driveway and garage providing ample off-road parking. The rear garden offers a perfect blend of patio seating area and laid lawn, with surrounding fencing for privacy—ideal for relaxing, entertaining, or safe outdoor play.

Call today to arrange a viewing!!!





#### Entrance Hall

With access into;

#### Living Room 10'2" x 14'11"

With carpeted flooring, feature fireplace and a window to the front elevation. This room offers an open plan design through to the dining room.

#### Dining Room 8'8" x 10'2"

With carpeted flooring, a door providing access into the kitchen and sliding doors providing access into the conservatory.

#### Conservatory 8'8" x 9'2"

With surrounding windows and double doors providing direct access onto the garden.

#### Kitchen 7'7" x 11'7"

Complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven, gas hob with hood over and space for appliances. With a window to the rear elevation and access into the WC.

#### WC 3'4" x 5'9"

Complete with a low flush WC and hand wash basin.

#### Landing

With access into;

#### Bedroom One 10'9" x 11'0"

With carpeted flooring, fitted wardrobe and windows to the front elevation. This room benefits from its own en-suite facility.



#### En-suite 5'3" x 6'7"

Complete with a three piece suite including a shower, low flush WC and a hand wash basin. With a window to the side elevation.

#### Bedroom Two 9'3" x 12'4"

With carpeted flooring, fitted wardrobe and windows to the front and side elevation.

#### Bedroom Three 7'6" x 9'3"

With carpeted flooring, fitted wardrobe and a window to the rear elevation.

#### Bathroom 5'10" x 9'2"

Complete with a three piece suite including a bath with an over head shower, low flush WC and a hand wash basin.

#### Outside

The front of the property hosts a driveway

and garage, providing ample off-street parking. The rear garden hosts a patio seating area, laid lawn and surrounding fencing.





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>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		70	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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