



£245,000 Freehold

136 FOREST ROAD | | SUTTON-IN-ASHFIELD | NG17 3BN

BuckleyBrown
ESTATE AGENTS

AN OPPORTUNITY YOU CAN'T MISS!...

Situated in the area of Skegby, this beautifully presented four-bedroom detached family home offers spacious and versatile living throughout. From the moment you step inside, you'll appreciate the generous proportions and thoughtful layout, ideal for modern family life.

The ground floor boasts a welcoming entrance hallway with convenient access to a downstairs WC. The bright and airy living room features a bay window to the front and double doors that open into the dining room—perfect for entertaining or family meals. The dining room, benefits from French doors that lead out to the rear garden, creating a seamless connection between indoor and outdoor living. The modern kitchen is well-equipped with a range of wall and base units, complementary work surfaces, a gas hob with integrated oven, and ample space for additional appliances. A converted garage adds valuable extra living space, currently used as an additional bedroom but equally suited as a home office, playroom, or second sitting room.

Upstairs, the property continues to impress with four well-proportioned bedrooms. The spacious master bedroom includes a stylish en-suite shower room, while the remaining bedrooms are all generously sized and served by a well-appointed four-piece family bathroom.

Externally, the home boasts excellent kerb appeal with a block-paved driveway offering off-street parking. To the rear, the private, landscaped garden is a low-maintenance haven, complete with a patio area, raised decked seating, and artificial turf—perfect for relaxing or entertaining guests on a summer's day.

This fantastic family home is ideally located close to local schools, shops, and transport links, making it a superb choice for families looking to settle in a desirable and convenient area. Early viewing is highly recommended to appreciate everything this property has to offer.





Entrance Hall
Allowing access to;

Living Room 12'11" x 11'7"
An inviting and generously sized living room featuring plush carpeted flooring and a beautiful bay window to the front elevation, allowing for plenty of natural light. The space also includes a central heating radiator and elegant double doors that open into the dining room, creating a seamless flow for entertaining or family living.

Dining Room 11'6" x 9'7"
Spacious and versatile, the dining room can be accessed via both the living room and kitchen. It boasts stylish laminate flooring, a central heating radiator, and French doors that flood the room with natural light while providing direct access to the rear garden—ideal for indoor-outdoor living.

Kitchen 11'6" x 8'3"
The kitchen is fitted with a range of wall and

base units complemented by matching work surfaces, an inset sink and drainer, and a gas hob with integrated oven. There is ample space for additional appliances, while the laminate flooring and rear-facing window complete this space.

Reception Room 11'5" x 7'11"
Converted from the original garage, this additional reception room offers great flexibility. Currently used as an extra bedroom, it features a front-facing window, central heating radiator, and can serve as a home office, playroom, or guest room depending on your needs.

WC 5'8" x 2'4"
Conveniently located off the entrance hallway, the downstairs WC features a low-level WC, pedestal wash hand basin, a front-facing window providing natural light, and a central heating radiator. A practical and well-positioned addition to the home.

Landing
Allowing access to;



Bedroom One 11'8" x 11'7"
A spacious and comfortable primary bedroom with carpeted flooring, central heating radiator, and a window to the front elevation. This room also benefits from a stylish, modern en-suite shower room.

Ensuite 7'10" x 2'11"
Accessed directly from the primary bedroom, the en-suite features a contemporary three-piece suite, including a shower cubicle with tiled surround, pedestal wash basin, low-level WC, a central heating radiator, and laminate flooring.

Bedroom Two 10'6" x 10'1"
A well-proportioned double bedroom with soft carpet underfoot, a central heating radiator, and a window overlooking the rear garden.

Bedroom Three 19'7" x 8'0"
Another generous double bedroom with carpeted flooring, a central heating radiator, and dual-aspect windows to the front and rear

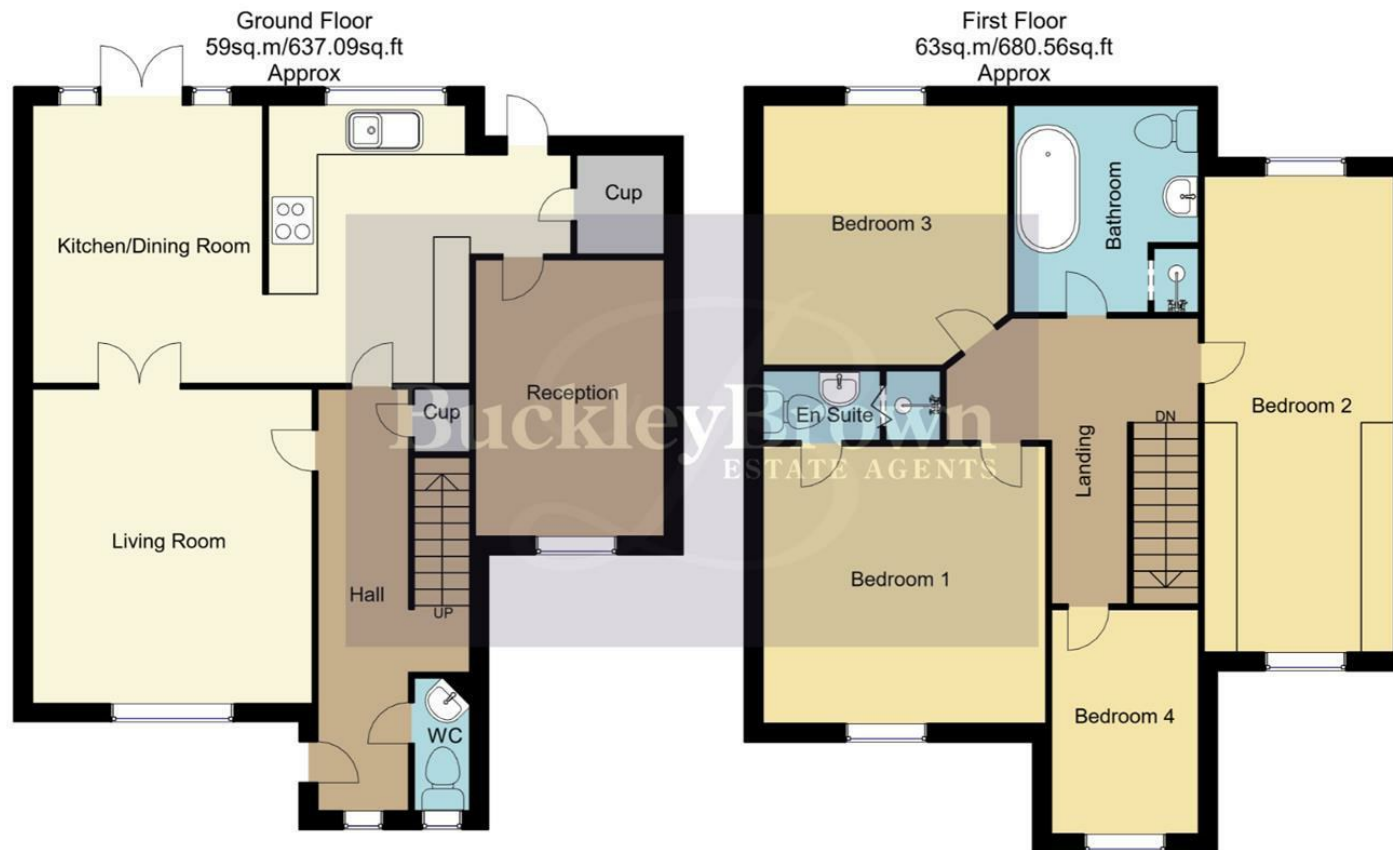
elevations, offering a bright and airy atmosphere.

Bedroom Four 9'4" x 6'5"
A great-sized fourth bedroom, ideal for a child's room, home office, or guest space. It includes carpeted flooring, a central heating radiator, and a front-facing window.

Bathroom 8'7" x 7'7"
This well-appointed family bathroom boasts a four-piece suite, including a fitted bath, separate shower cubicle, pedestal sink, and low-level WC - designed for comfort and practicality.

Outside
The front of the property showcases excellent kerb appeal with a smart block-paved driveway offering convenient off-street parking. To the rear, you will discover a beautifully landscaped garden - a private, low-maintenance oasis perfect for summer relaxation. The outdoor space features a patio area, a raised decked seating area, and a section of laid astro turf, all enclosed by secure 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) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

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