



£240,000 Freehold

37 MILLDALE WALK | | SUTTON-IN-ASHFIELD | NG17 2DJ

**BuckleyBrown**  
ESTATE AGENTS



SPACE WHERE IT MATTERS!!!!...Nestled in a sought-after location, Milldale Walk offers a delightful and welcoming living space, combining comfort with versatility.

The kitchen is practical and well-equipped, with ample storage cupboards, generous work surfaces, and an extended breakfast bar providing a casual dining area. Integrated appliances include an oven, hob with extractor fan, and a handy hand wash basin, while a front-facing window allows natural light to fill the room.

The living room is cosy and inviting, featuring a charming fireplace and a large front window that maximises daylight, creating a perfect spot to relax or entertain.

The bedroom offers generous storage and a peaceful rear-facing view over the garden, while the bathroom boasts a stylish three-piece suite with floor-to-ceiling tiling and a walk-in shower.

Additional spaces include a conservatory with hardwood flooring and garden views, and a sunroom with front-facing windows and French doors leading to the rear garden, offering flexible space for a potential third bedroom, relaxing or hobbies.

Outside, the property benefits from gated off-street parking for two vehicles, a garage with flexible use, and a two-tier rear garden with a patio area and a beautifully maintained lawn.

Milldale Walk is a charming and versatile home in a convenient location, perfect for those seeking a comfortable and adaptable space.





#### Hall

Additional storage and access to;

#### Kitchen 7'3" x 11'10"

Featuring ample storage cupboards with work surfaces above, complemented by an extended work surface providing bar stool seating. Integrated appliances include an oven, hob with extractor fan above and a hand wash basin. A window to the front elevation offers pleasant views over the front driveway.

#### Living Room 11'9" x 17'8"

Complemented by carpeted flooring, cosy fireplace, central heating radiator and a large window to the front elevation, maximising natural light.

#### Bathroom 5'10" x 6'2"

This three-piece suite features floor-to-ceiling tiling, low-flush toilet, hand wash basin and a practical walk-in shower, along with a wall-mounted towel rail and a window to the side elevation.

#### Bedroom One 9'10" x 11'1"

Including carpeted flooring, generous storage cupboards, central heating radiator and a window to the rear elevation.

#### Hall

Access to;

#### Conservatory 8'6" x 17'5"

A bright and airy room featuring hardwood flooring and attractive views over the rear garden, creating a seamless indoor-outdoor feel.



#### Sun Room 8'1" x 15'11"

Elegantly appointed with carpeted flooring, central heating radiator and expansive front-facing windows that flood the room with natural light, complemented by stylish French doors that provide seamless access to the rear garden.

#### Garage 9'3" x 23'10"

A flexible area, perfect for extra storage or to be tailored to your preferred use.

#### Outside

To the front, the property benefits from gated, secure off-street parking for two vehicles, while the rear features a two-tier garden with a generous patio area and a beautifully maintained lawn.





Ground Floor  
91 Sq.m/ 984.55 Sq.ft  
Approx



25 Sq.m/ 271.73 Sq.ft  
Approx

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. Specially 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>	69	76
(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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