

£250,000

Mabel 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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"A well-presented three-bedroom semi-detached home, offering a lovely balance of modern styling, practical living space and excellent outside features, complete with driveway parking, a garage and a delightful rear garden with summer house."

Courtney, valuer.



A LOVELY HOME WITH ROOM TO MAKE YOUR OWN

Modern, welcoming and ready for its next chapter.

Offering a lovely combination of comfortable living space, modern presentation and practical features, this attractive three-bedroom semi-detached home makes a wonderful place to call home. Neutrally decorated throughout, the property provides a bright and welcoming feel, with a spacious living and dining arrangement, a fitted kitchen and three well-proportioned bedrooms, including a main bedroom with built-in wardrobes. Outside, there is driveway parking for two vehicles, a single garage and a lovely rear garden, complete with a seating area, summer house and lawn, making this a home that offers plenty to enjoy both inside and out.





THE FINER DETAILS

Thoughtfully laid out across two floors, the property offers a practical arrangement of rooms suited to everyday family life, with a downstairs WC, useful storage and a first-floor shower room adding to its convenience. The neutral styling provides a lovely starting point for its next owners, with the opportunity to introduce their own finishing touches along the way.

Stepping inside, the entrance hall provides access to the ground floor accommodation, with a useful understairs cupboard and a convenient downstairs WC. The kitchen is fitted with a range of units and worktop space, providing a practical setting for everyday cooking. The living and dining areas offer a particularly generous arrangement, with plenty of room to relax, entertain and enjoy time together. The living room is positioned to the front of the property, featuring a lovely bay window which brings in plenty of natural light, while the adjoining dining area provides an ideal space for family meals and hosting.

Upstairs, the landing leads to three well-proportioned bedrooms and a modern shower room. The main bedroom benefits from fitted wardrobes, providing useful built-in storage, while the remaining bedrooms offer flexibility for family members, guests or perhaps a home office. The shower room is a particularly good size and is fitted with a shower, wash basin and WC, completing the first-floor accommodation.

To the front, the property benefits from a driveway providing off-road parking for two vehicles, together with a single garage offering additional storage or secure parking. To the rear, the garden provides a lovely space to enjoy, with a paved seating area leading onto a predominantly lawned garden. A summer house offers a fantastic additional feature, ideal for hobbies, relaxing or creating a little garden retreat, while a separate shed provides further handy storage.







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TO THE BEACH







LIFE IN SUTTON-IN-ASHFIELD

Sutton-in-Ashfield is a popular and well-established market town, offering a lovely balance of everyday convenience, local amenities and opportunities to enjoy the outdoors.

The town centre provides a good selection of shops, supermarkets, independent businesses and cafés, alongside the Idlewells Shopping Centre and traditional indoor and outdoor markets. There are also leisure facilities, medical services and well-regarded school catchments within the area, making it a practical and appealing location for a variety of buyers. For those who enjoy getting outside, Sutton Lawn and King's Mill Reservoir provide lovely places for walks, fresh air and a little time away from the everyday.

Beyond Sutton itself, the neighbouring towns of Mansfield and Kirkby-in-Ashfield are both within easy reach, offering further shopping, restaurants, entertainment and leisure facilities. The surrounding area also provides plenty of opportunities to explore, with Brierley Forest Park, Portland Park and the wider Nottinghamshire countryside offering attractive green spaces, walking routes and places to enjoy with family and friends. Whether it's a relaxed weekend stroll, a trip into town or a day out exploring further afield, there is plenty to enjoy close by.

For commuters, Sutton-in-Ashfield is particularly well placed, with convenient access to the A38, A617 and M1 motorway at Junction 28, connecting to Mansfield, Nottingham, Derby and beyond. Regular bus services operate throughout the area, while Sutton Parkway railway station provides further connections towards Mansfield, Nottingham and Worksop, making travelling for work or leisure straightforward.



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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Key Features

Attractive three-bedroom semi-detached home

Spacious living and dining accommodation

Modern fitted kitchen

Three well-proportioned bedrooms

Main bedroom with built-in wardrobes

Driveway parking for two vehicles and single garage

Enclosed rear garden with summer house and seating area

Approx. Size
1,370 Sq. ft

EPC Rating
D

Council Tax Band
B

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Let's Chat.

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