



Price Guide £170,000 Freehold

36 CHARLES STREET | SUTTON-IN-ASHFIELD | NG17 4LG

**BuckleyBrown**  
ESTATE AGENTS

\*GUIDE PRICE £160,000-£170,000\*

Looking for a bright, welcoming home with excellent natural light, practical living space, and a superb convenient location? This could be the one.

The property is approached via driveway providing off-street parking, alongside a neatly presented garden that creates an inviting first impression.

Step inside and you're welcomed by a pleasant entrance hallway with stairs rising to the first floor. The hallway leads into a spacious lounge – a comfortable and versatile living area, complete with a feature fireplace, perfect for relaxing or hosting guests.

To the rear of the home, the hallway opens into a functional kitchen offering space for appliances and useful pantry-style storage. The kitchen flows through to the dining room, creating a sociable layout that works beautifully for family life and entertaining alike.

The ground floor also benefits from a porch area leading to a convenient downstairs WC, as well as a useful brick-built outbuilding with power – ideal for storage or additional appliances.

Upstairs, the well-proportioned landing leads to three good-sized bedrooms, all presented well and offering storage space. A neatly appointed family bathroom completes the first floor, fitted with all essential amenities.

Outside, there is a generous south-west facing rear garden with patio area and open views, enjoying plenty of afternoon and evening sunshine. It's an ideal place for relaxing, outdoor dining, or entertaining. There is also a well laid lawn area. An additional brick-built outbuilding with power supply provides even more valuable storage space.

A well-balanced home offering light, space, and practicality – inside and out.





#### Hall

Carpeted flooring hallway leading to;

#### Living Room 13'8" x 12'1"

Laminate flooring, central heating radiator, feature fireplace, window to the front elevation.

#### Dining Room 12'7" x 10'9"

Laminate flooring, space for your desired dining furniture, feature fireplace, central heating radiator and a window to the rear elevation.

#### Kitchen 8'0" x 10'9"

Matching cabinets with ample worktop space, inset sink, space for appliances, a built in cupboard and window to the rear elevation.

#### Porch

Porch between kitchen and WC.

#### WC 3'3" x 6'6"

Handy ground floor WC

#### Brick Outbuilding

With ample storage space with access from the house.

#### Brick Outbuilding

Additional storage space available.

#### Landing

Landing leading to the first floor.

#### Bedroom One 11'5" x 11'10"

Spacious bedroom with wood effect vinyl flooring, central heating radiator, built in wardrobe, and window to the front elevation.

#### Bedroom Two 12'5" x 10'9"

Spacious bedroom with wood effect vinyl



flooring, central heating radiator, and window to the rear elevation.

#### Bedroom Three 9'0" x 9'1"

Spacious bedroom with laminate flooring, central heating radiator, and window to the rear elevation.

#### Bathroom 5'10" x 7'2"

Three piece suite with bath and shower over, hand wash basin and low flush WC.

#### Outside

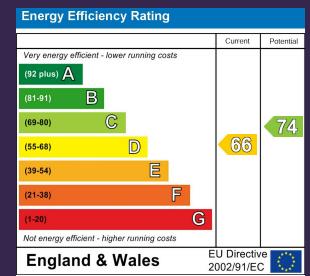
Spacious driveway to the front with a lawn area, while to the rear there is a generous lawn and patio space ideal for outdoor enjoyment.





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. 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.

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