

£140,000

Dovedale Avenue, Sutton-In-Ashfield,

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"A fantastic opportunity to acquire a two-bedroom semi-detached home with huge potential. Requiring complete cosmetic renovation throughout, this property offers buyers the chance to create a home entirely to their own specification whilst benefiting from a generous garden, driveway parking and excellent scope to add value."

- Anna, Valuer



## EXCITING OPPORTUNITY

Offering an exciting renovation opportunity, this two-bedroom semi-detached home is perfect for buyers looking to create a property tailored to their own tastes and requirements.

With a generous rear garden, driveway parking and excellent potential throughout, this property provides the ideal blank canvas for a rewarding project.



## THE FINER DETAILS

*Step inside this two-bedroom semi-detached property and discover a home brimming with potential.*

Requiring full renovation throughout, the property presents a fantastic opportunity for investors, developers or buyers seeking to create their dream home from the ground up. With the right vision, this property has the potential to be transformed into a wonderful home suited to modern living.

The accommodation offers a practical layout offering a spacious living room to the front, a kitchen with space for a dining table. Upstairs the property offers, a spacious double bedroom and a smaller second bedroom with a well-appointed bathroom, allowing buyers the freedom to design and personalise the space to meet their individual needs and lifestyle.

Outside, the property benefits from a generously sized rear garden, providing plenty of room for landscaping, entertaining or family enjoyment. Whether you're looking to create a private retreat or a family-friendly outdoor space, the garden offers endless possibilities.

To the front, a driveway provides off-road parking for two vehicles, while an electric vehicle charging point is also present, although purchasers are advised to satisfy themselves as to its condition and operation.





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## LIFE IN SUTTON-IN-ASHFIELD

***Sutton-in-Ashfield is a well-established and popular market town located in the Ashfield district of Nottinghamshire, offering a practical and well-connected setting with a strong sense of local community.***

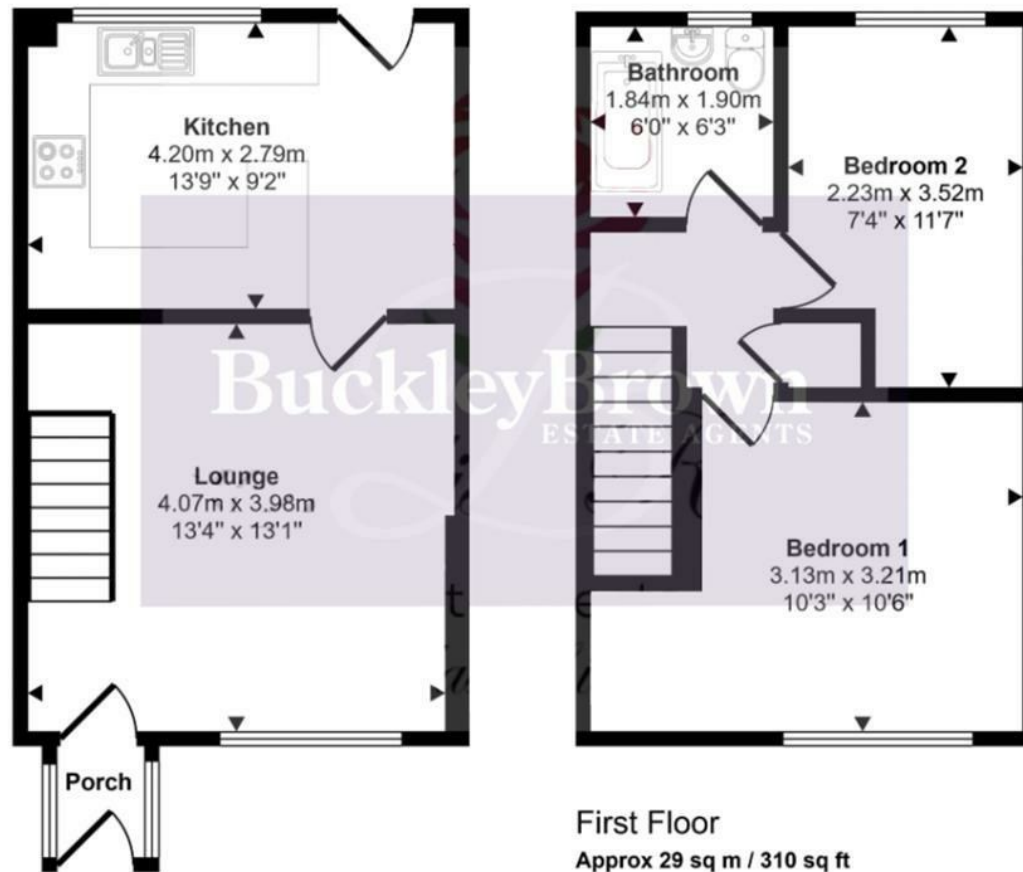
Ideally positioned close to Mansfield and within easy reach of Nottingham, the town appeals to a wide range of buyers seeking convenience, accessibility and a well-served residential location.

The town offers a good selection of everyday amenities, centred around its traditional high street and surrounding retail areas. Residents benefit from a mix of supermarkets, independent shops, cafés and leisure facilities, along with a range of schools and healthcare services. Brierley Park and other nearby recreational spaces provide useful outdoor areas, making the location particularly appealing for families and those with active lifestyles.

Surrounded by pockets of open space and access to nearby countryside, Sutton-in-Ashfield offers a balance between town living and access to the outdoors. Local parks and walking routes provide opportunities for leisure and relaxation, while the wider Nottinghamshire countryside is only a short distance away, offering further green space for walking, cycling and outdoor activities.



Approx Gross Internal Area  
59 sq m / 632 sq ft



Ground Floor  
Approx 30 sq m / 322 sq ft

First Floor  
Approx 29 sq m / 310 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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exceptional representation.

Let's Chat.

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