
BuckleyBrown
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£310,000
Lindley 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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"This is a home that immediately stands out for its excellent presentation, generous living space and enviable corner plot position. Offering versatile accommodation with four well-proportioned bedrooms, two reception rooms and beautifully maintained outdoor space, it is ideally suited to modern family living.

Combined with its convenient location close to local amenities, transport links and green spaces, I expect this property to attract strong interest and would recommend early viewing."

-Luke, Senior Valuer



A home you can settle into from day one

We are delighted to bring to market this stunning detached family home, occupying an enviable corner plot on Lindley Avenue in Sutton-in-Ashfield. Ideally positioned close to local amenities, transport links and nearby green spaces, this impressive home offers spacious and versatile accommodation throughout.

Thoughtfully designed for modern family living, the property benefits from two reception rooms and four generously sized bedrooms.

Beautifully maintained by the current owners, the home enjoys a wonderful sense of privacy and features a beautifully landscaped rear garden, together with a driveway and garage, creating the perfect balance of practicality and outdoor enjoyment.





The Finer Details

Occupying an attractive corner plot, this home is a fantastic opportunity for buyers seeking both space and versatility. Upon entering, a welcoming entrance hallway provides access to the ground floor accommodation.

The living room is bright and inviting, benefitting from doors opening onto the rear garden and allowing natural light to flood the space. The separate dining room features a bay window to the front elevation and offers ample space for furnishings, while also providing flexibility to suit the new owner's lifestyle requirements.

The kitchen is fitted with modern high-gloss units and a range of integrated appliances, creating a stylish and practical space. Completing the ground floor is a convenient WC.

To the first floor, there are four well-proportioned bedrooms, with the principal bedroom benefitting from its own en-suite facility. The family bathroom is fitted with a modern three-piece suite in white.

Externally, the property continues to impress with a driveway accessed via double gates leading to the garage. To the front, a pleasant pathway leads to the entrance, complemented by low-maintenance artificial lawn. The rear garden is predominantly laid to lawn and features a patio seating area, ideal for enjoying the warmer months and outdoor entertaining.







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Life in

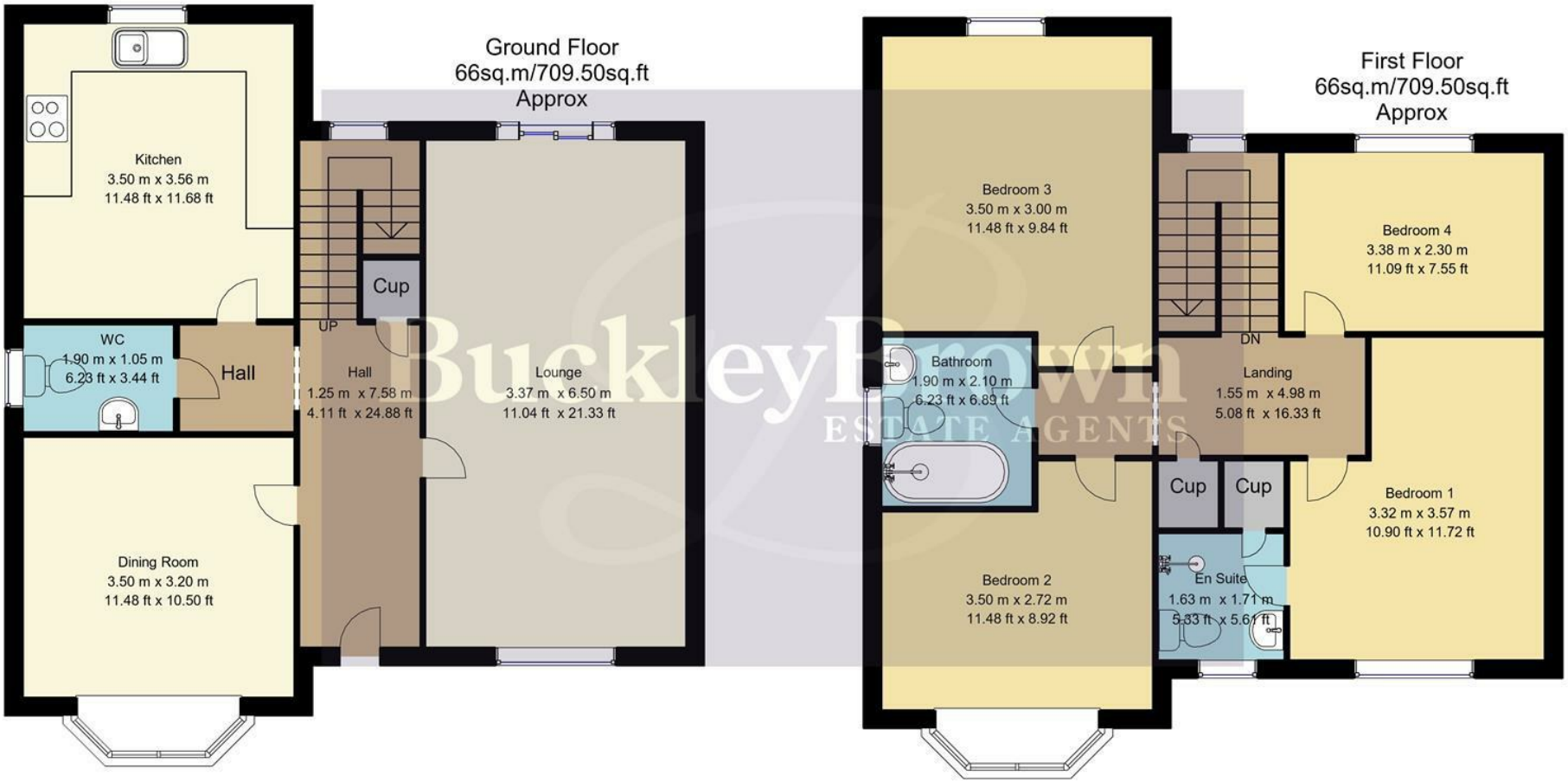
Sutton-in-Ashfield is a thriving and well-connected market town in the Ashfield district of Nottinghamshire, offering a practical and appealing place to live with a strong sense of community. Conveniently located between Mansfield and Nottingham, the town attracts a wide range of residents, from first-time buyers and growing families to professionals and retirees seeking excellent amenities and accessibility.

The town centre provides a comprehensive range of everyday facilities, including major supermarkets, high street retailers, independent businesses, cafés and restaurants. Residents also benefit from a good selection of schools, healthcare services and leisure facilities. The popular Idlewells Shopping Centre and nearby community amenities help ensure that daily essentials are always close at hand, while a variety of local events and activities contribute to the town's welcoming atmosphere.

Sutton-in-Ashfield enjoys access to a number of attractive green spaces and recreational areas. The nearby Sutton Lawn is a popular destination for families, walkers and outdoor enthusiasts, offering open parkland, sports facilities and community events throughout the year. The surrounding Nottinghamshire countryside, together with local nature reserves and walking routes, provides further opportunities for outdoor recreation, cycling and relaxation.

Despite its established character, Sutton-in-Ashfield benefits from excellent transport connections. The town's railway station offers direct services to Nottingham, Mansfield and Worksop, while the nearby A38 and Junction 28 of the M1 motorway provide convenient road access to Nottingham, Derby, Sheffield and beyond. These strong transport links make the area particularly attractive to commuters and those who travel regularly for work or leisure.

Sutton-in-Ashfield is especially well suited to families, professionals, first-time buyers and downsizers looking for a town that combines convenience with community spirit. With its broad range of amenities, excellent connectivity and access to green spaces, it continues to be one of the most popular and practical residential locations within the wider Nottinghamshire area.



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

- Beautifully presented detached family home occupying an enviable corner plot
- Spacious and versatile accommodation with four generous bedrooms and en-suite to the principal bedroom
- Elegant reception spaces designed to suit modern family living and entertaining
- Stylish contemporary kitchen complete with integrated appliances
- Private, landscaped rear garden with patio area perfect for relaxing and outdoor dining
- Ideally positioned close to local amenities, transport links and nearby green spaces

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