



£230,000 Freehold

44 COLUMBIA AVENUE | | SUTTON-IN-ASHFIELD | NG17 2HA

BuckleyBrown
ESTATE AGENTS

BAY-FRONTED FAMILY HOME – A MUST VIEW!

We are delighted to bring to the market this well-presented three-bedroom semi-detached home, ideally situated in the popular area of Sutton-in-Ashfield. Conveniently located close to local shops, schools, amenities and excellent transport links, this property is perfectly suited to families and first-time buyers alike.

Upon entering, you are welcomed into a bright entrance hallway which leads into a spacious living room. Featuring a beautiful bay window to the front elevation, this room is flooded with natural light, creating a warm and inviting atmosphere.

To the rear of the property is a generously sized dining kitchen, offering ample space for both cooking and dining. The kitchen is fitted with a range of matching wall and base units, providing plenty of storage and workspace for everyday living.

Upstairs, the property boasts three well-proportioned bedrooms, all benefiting from fitted wardrobes for added convenience. The principal bedroom further enjoys a charming bay window. The accommodation is completed by a family bathroom fitted with a modern three-piece suite.

Externally, the property offers a block-paved driveway providing off-street parking and access to the garage. To the rear, there is an enclosed garden, mainly laid to lawn, along with a dedicated seating area—ideal for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate everything this home has to offer.





Hall
Bright and airy hallway leading to;

Living Room 12'9" x 10'11"
Spacious living room with carpeted flooring, feature fireplace, central heating radiator and bay window to the front elevation.

Dining Room/Kitchen 19'5" x 11'2"
Spacious open-plan kitchen/dining room featuring tiled flooring and matching cabinets with ample worktop space. The room offers space for appliances, an inset sink, windows to the rear, and patio doors leading out to the rear garden.

Landing
Landing leading to the first floor.

Bedroom One 11'9" x 10'11"
Spacious master bedroom with carpeted flooring, built in wardrobe, central heating radiator and bay window to the front elevation.

Bedroom Two 11'9" x 11'3"
Second bedroom with carpeted flooring, built in wardrobe, central heating radiator and bay window to the rear elevation.

Bedroom Three 7'0" x 7'3"
Third bedroom with carpeted flooring, built in wardrobe, central heating radiator and window to the front elevation. Ideal as a nursery or office.

Bathroom 7'3" x 6'10"
Three piece suite with bath and shower over, low flush WC, hand wash basin and cupboard.

Outside
To the front is a driveway providing space for multiple cars, as well as a garage. To the rear, there is a well-maintained lawned garden with mature trees and shrubs, along with a patio area perfect for outdoor dining.





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) A			
(81-91) B			
(69-80) C		72	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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