



Offers Over £170,000 Freehold

35 COBURN STREET | | SUTTON-IN-ASHFIELD | NG17 5DG



"A well-laid-out home that combines functionality with a degree of charm, resulting in a property that feels both practical and inviting." - Luke, Senior Valuer





A PLACE TO TRULY CALL HOME

A superb home that delivers on every level. Combining space, quality and convenience, it's ideal for a range of buyers.

From the moment you approach this 3 bedroom terrace property, its kerb appeal and welcoming presence are immediately apparent. Inside, you will find a superbly presented home offering a seamless blend of practicality and style, with accommodation that easily adapts to suit a variety of lifestyles.

STEP INSIDE

A well-planned home offering a good level of space throughout, with character features that give the property a warm, individual and unique feel.

Step inside and experience a home full of charm and character, where traditional features blend seamlessly with modern touches. The property offers a warm and inviting atmosphere throughout, with well-proportioned rooms and distinctive details that enhance its overall appeal.

There are two separate living rooms, both offering comfortable and versatile spaces for relaxation or entertaining, each with feature fireplaces that add to the

character of the home. The kitchen is well arranged and provides a practical space for everyday use, while also connecting well with the rest of the accommodation. A conservatory extends the living space further, creating a bright and pleasant area overlooking the garden.

The property offers three bedrooms, all of good proportions, providing flexible accommodation for family living, guests or home working if required. The bathroom serves the home well and is finished in a practical and functional style.

Externally, the property benefits from a garden, offering outdoor space that complements the internal accommodation and adds to the overall appeal of the home. A truly special property that combines personality with practicality, offering well balanced living space both inside and out.

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.

The town is also well connected, with convenient access to the A38 and nearby junctions of the M1 motorway, making commuting to Nottingham, Derby and Sheffield straightforward. Sutton Parkway railway station also provides regular services to Nottingham and Worksop, adding further convenience for commuters and travel.

Sutton-in-Ashfield is well suited to families, first-time buyers and downsizers alike, offering a practical location with strong transport links, good local amenities and a settled community feel. With its combination of accessibility, services and nearby green space, it remains a popular and well-regarded location within Nottinghamshire.





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.
CC Ltd ©2018

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			
(55-68) D		64	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

35 COBURN STREET
SUTTON-IN-ASHFIELD
NG17 5DG



BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP
1 Market Place | Bolsover | Chesterfield | S44 6PN
www.buckleybrown.co.uk

t: 01623 633 633
t: 01623 633 633
t: 01246 605121

BuckleyBrown
ESTATE AGENTS

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.