



## 40 Redcliffe Street, Sutton-In-Ashfield

£180,000 Freehold

SEMI DETACHED HOUSE CLOSE TO NEARBY AMENITIES • THREE BEDROOMS AND FAMILY BATHROOM • SEPARATE LOUNGE AND DINING AREAS • DRIVEWAY PROVIDING OFF ROAD PARKING • GENEROUS OUTSIDE SPACES • EPC RATING: TBC



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**John Sankey**





### **Entrance Hall**

You enter the property through a small porch into the welcoming entrance hall, which features a central heating radiator, power points, and an understairs storage area.

### **Lounge**

12' 5" x 10' 9" (3.78m x 3.28m)

A cosy living space with a double glazed bay window, fitted storage space, and an electric fire creating a focal point. The room also includes a central heating radiator and power points.

### **Dining Room**

12' 1" x 12' 1" (3.68m x 3.68m)

A generously sized dining room featuring an electric fireplace, central heating radiator, and power points. A double glazed window overlooks the rear garden, filling the space with natural light.

### **Kitchen**

12' 6" x 6' 6" (3.81m x 1.98m)

Fitted with a range of wall and base units, this kitchen also benefits from half-tiled walls for ease of maintenance, a sink, and space for appliances. Two double glazed windows provide excellent natural light, while power points and direct access to the rear garden add practicality.

### **First Floor**

#### **Bedroom No 1**

12' 1" x 12' 1" (3.68m x 3.68m)

A spacious double bedroom featuring a fitted storage cupboard, central heating radiator, power points, and a double glazed window overlooking the rear of the property.

#### **Bedroom No 2**

11' 8" x 10' 9" (3.56m x 3.28m)

Another generously sized double bedroom with a coved ceiling, double glazed window overlooking the front of the property, central heating radiator, and power points.

#### **Bedroom No 3**

7' 6" x 6' 3" (2.29m x 1.91m)

A versatile third bedroom with a central heating radiator, power points, and a double glazed window. This space could also be utilised as a home office, nursery, or study.

#### **Bathroom**

The family bathroom is finished with tiled walls from floor to ceiling for ease of maintenance. It features a bath with mains-fed shower, low flush WC, pedestal sink, central heating radiator, and a double glazed window.

## Outside

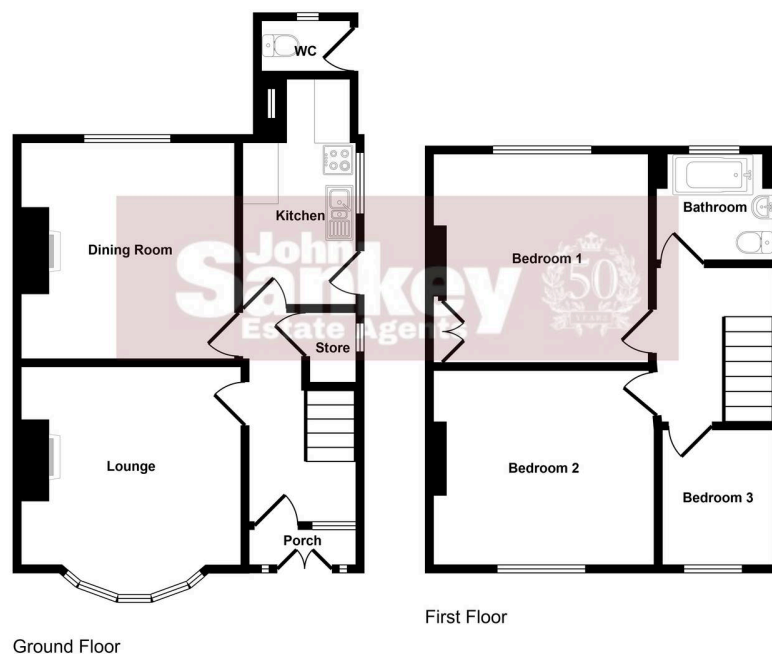
The front of the property features a small lawn area bordered by flower beds and mature shrubbery, enclosed by a low-lying wall that adds charm and character. A driveway provides convenient off-road parking, while gated access to the side of the property leads through to the rear garden. To the rear, a patio area outside the kitchen door offers the perfect space for relaxing or entertaining and also includes the benefit of an external WC. Beyond, the garden features a well-kept lawn and an additional patio area, bordered by plants and shrubbery, creating a private, characterful, and inviting outdoor space.

## Additional Information

Tenure: Freehold

Council tax band:B

Mobile/Broadband Coverage Checker visit:  
[www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.



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.