



Offers In The Region Of £290,000 Freehold

31 ROODS CLOSE | | SUTTON-IN-ASHFIELD | NG17 1NL

BuckleyBrown
ESTATE AGENTS

FAMILY FAVOURITE!!.. Welcoming to the market this excellent four bedroom family home! Beautifully presented throughout and ideally situated in a cul-de-sac location, this detached property offers modern fixtures and fittings throughout and is perfect for growing families. Located in a highly popular location, this property stands nearby to a wealth of excellent shops, amenities and commuter links including the M1 and A38. Let's take a look around..

The ground floor offers superb and homely accommodation throughout. The well-presented lounge to the rear has been complemented well with contemporary fixtures and presents a great setting to enjoy settling down and putting your feet up after a long day. This also leads nicely into the conservatory. The conservatory is a great size with surrounding windows overlooking the rear garden and double doors leading outside for added convenience- great for taking advantage of in the warmer months! The kitchen is a generous size and comes complete with a range of matching wall and base units to utilise, along with space for all essential appliances. Furthermore, there's an additional reception room ideal for utilising as a dining room. Completing the ground floor is the handy WC

The first floor hosts four excellent bedrooms, all of which have been kept to a high standard throughout. Each bedroom is fitted with built-in wardrobes for added convenience, and the master has the luxury of its own ensuite facility. Furthermore, the family bathroom can be found just off the landing and is complete with a modern three piece suite.

The outside space benefits from a lovely landscaped garden to the rear, complete with patio seating areas where you can enjoy drinks and alfresco dining in the summertime. The front of the property features a low-maintenance lawn, private driveway and integral garage, allowing space for handy off-road parking.





Living Room

With two central heating radiators, window to the rear elevation and sliding doors leading into;

Conservatory

With windows overlooking the rear garden and access outside.

Kitchen

Complete with a range of modern units and cabinets with complementary worktop over, inset sink and drainer with mixer tap, tiled splash backs, integrated double oven, gas hob, space and plumbing for a washing machine, space for a fridge-freezer, central heating radiator and window.

Dining Room

With central heating radiator and window.

WC

Complete with a low flush WC, hand wash basin and central heating radiator.

Landing

With fitted carpets and access into;

Master Bedroom

With fitted carpets, fitted wardrobes, central heating radiator, two windows and access into a private ensuite facility,

Ensuite

Complete with a walk-in shower cubicle, low flush WC, hand wash basin and opaque window.

Bedroom Two

With fitted carpets, fitted wardrobes, central heating radiator and window.



Bedroom Three

With fitted carpets, fitted wardrobes, central heating radiator and window.

Bedroom Four

With fitted carpets, fitted wardrobes, central heating radiator and window.

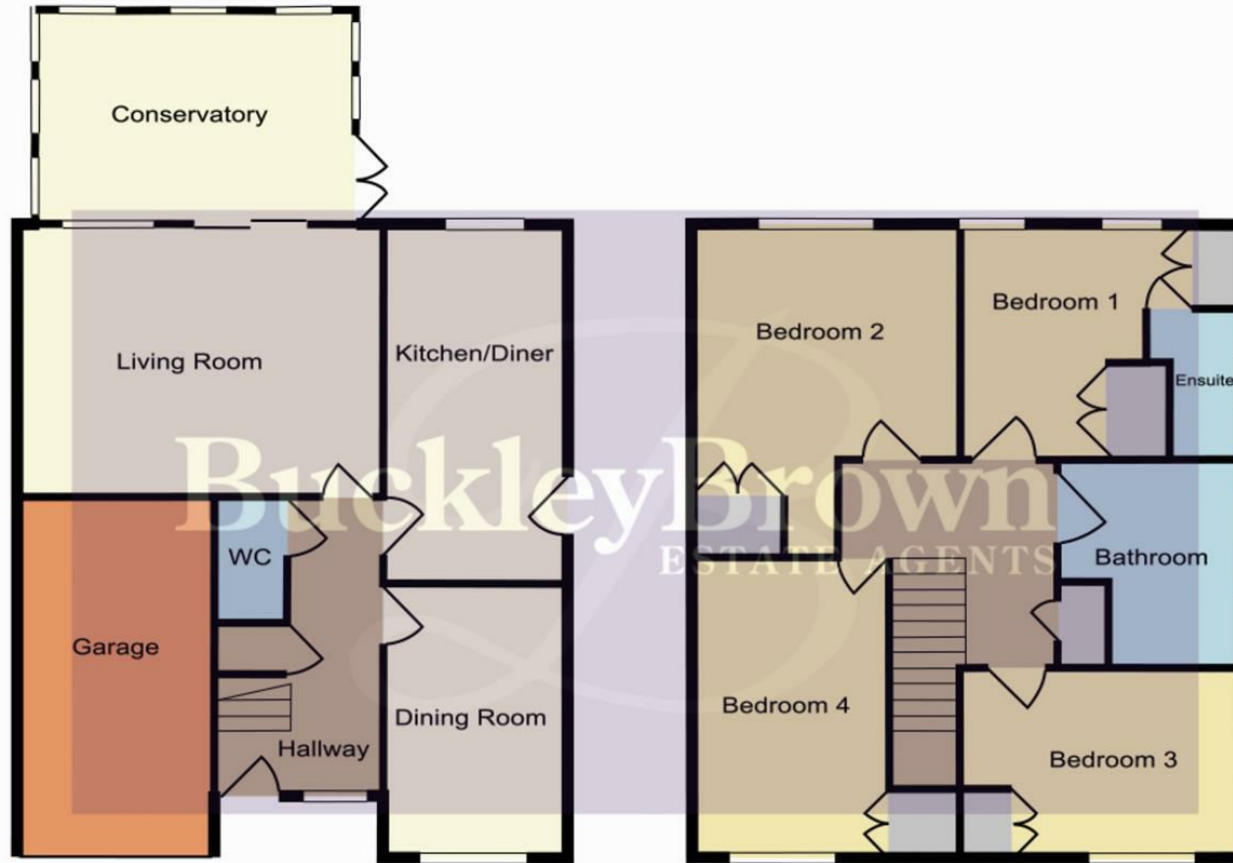
Bathroom

Complete with a fitted bath with overhead shower, low flush WC, hand wash basin and opaque window.

Outside

Featuring a beautifully maintained and low-maintenance tiered garden to the rear with patio seating areas and a surrounding fence for additional privacy. To the front of the property is a private driveway and garage, allowing space for handy off-road parking.





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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		66	81

England & Wales EU Directive 2002/91/EC

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