



SHAWCROFT | SUTTON-IN-ASHFIELD | NG17 4AS

BuckleyBrown
ESTATE AGENTS

HERE IT IS!.. Welcome to this delightful three-bedroom, semi-detached property located in Sutton-In-Ashfield. This home offers a comfortable living space, together with a well-planned layout which will definitely impress upon viewing. The property itself also offers convenient access to local amenities, schools and transportation links, including the A38. Another highlight of this property is the driveway to the front and a detached garage. There is an enclosed garden to the rear with a patio seating area. You'll find there is so much potential here for you to personalise to your liking! Don't let this one pass you by! Call our team today and book in a viewing!

Living Room 13'6" x 14'11"
With carpet to flooring, central heating radiator, under stairs storage, bay window, staircase leading to the first floor, and access to;

Kitchen/Dining Room 8'11" x 13'6"
Complete with shaker style cabinets and units, work surface, tiled splash back, inset sink with a mixer tap above, integrated oven, plumbing for a washing machine and double windows to the rear elevation. Along with a central heating radiator, tiled flooring and a door leading outside.

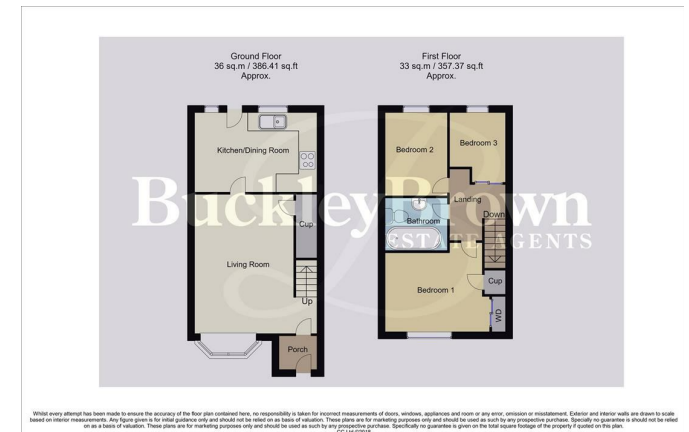
Bedroom One 9'2" x 13'6"
With laminate flooring, central heating radiator, fitted storage and window to the front elevation.

Bedroom Two 7'1" x 9'4"
With laminate flooring, central heating radiator and window to the rear elevation.

Bedroom Three 6'3" x 7'11"
With laminate flooring, central heating radiator and window to the rear elevation.

Bathroom 5'6" x 7'1"
Complete with a panelled bath, low flush WC, pedestal sink, tiling, overhead shower and central heating radiator.

Outside
With a block paved driveway to the front elevation providing off-street parking, along with a detached garage. There is an enclosed garden to the rear with a patio seating 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 in conjunction with any prospective purchase. Specialist measurements should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by the prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. CC Lic 02018

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	67	
(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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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.

