



Offers In The Region Of £210,000 Freehold

8 CHANCERY CLOSE | | SUTTON-IN-ASHFIELD | NG17 3AN

BuckleyBrown
ESTATE AGENTS

A HOME TO CALL YOUR OWN!.. Stop your search here with this wonderful three-bedroom home, situated in a convenient residential location! Boasting a well-presented and spacious interior, this semi-detached property has been well-loved throughout and is sure to provide the perfect home for budding families! Let's take a look inside..

Upon entering this wonderful home, you will instantly be impressed with the space on offer. The lounge presents a fantastic space for you to spend your spare time and benefits from a feature fireplace that acts as a terrific focal point and also provides a warm and welcoming ambience to the space, you will then find the dining room which provides convenient access onto the rear garden. Just next door is the kitchen where you'll find a range of modern wall and base units. This room provides ample preparation space and is perfect for entertaining family and friends.

The first floor provides further well-planned accommodation, comprising of three beautiful bedrooms. Furthermore, you'll find the bathroom just off the landing complete with a stunning three piece suite in white.

The outside space is equally as impressive, occupying a pleasant plot with a garage and driveway which provides off-street parking. There is also a spacious rear garden which is mainly laid to lawn. The perfect setting for enjoying on those sunny days!

This one is sure to fly off the market so don't miss out! Call our team today and book in a viewing!





Entrance Hall

With stairs rising to the first floor. Door provide access into;

Living Room 9'8" x 10'0"

The focal point of the living room is the feature fire, providing a warm and cosy feel. With a window to the front elevation and a central heating radiator.

Dining Room 9'8" x 11'5"

With french patio doors providing access onto the rear garden and a central heating radiator.

Kitchen 8'10" x 12'0"

The kitchen is fitted with an attractive range of high gloss wall and base units with sink and drainer set into work surface. There are a range of integrated appliances

including an electric fan oven and gas hob with an extractor fan over. There is space and plumbing for a washing machine and further space for a fridge/freezer. There is also a useful under stairs storage cupboard. With a window to the rear elevation and a door which leads into the utility area.

Utility 5'1" x 8'10"

Door provides access outside for convenience.

Landing

There is a useful storage cupboard. Doors provide access into;

Bedroom One 10'5" x 13'5"

With a window to the front elevation and a central heating radiator. There is also the benefit of a fitted wardrobe.



Bedroom Two 8'4" x 13'5"

With a window to the rear elevation and a central heating radiator.

Bedroom Three 7'10" x 8'2"

With a window to the front elevation and a central heating radiator. There is also a useful storage cupboard.

Bathroom 5'8" x 9'10"

The bathroom is fitted with a stunning three-piece suite comprising low level WC, vanity hand wash basin and tiled panelled bath with rainfall shower over. With two opaque windows to the rear elevation and a central heating radiator.

Outside

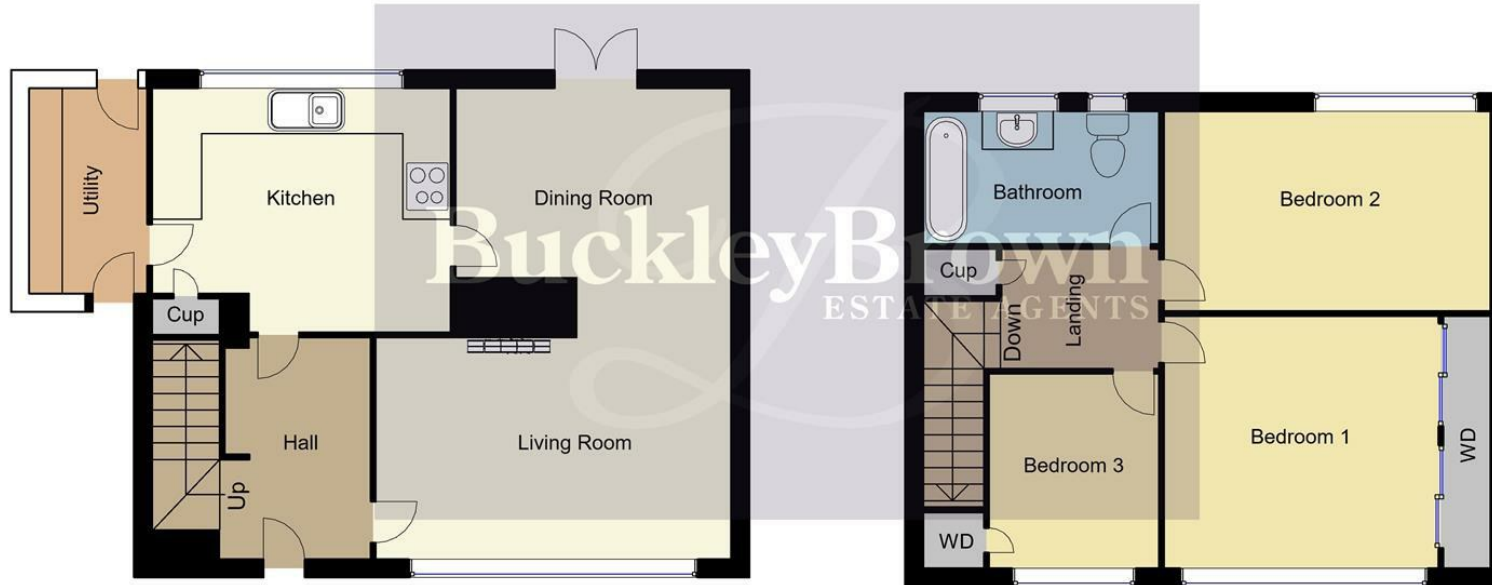
There is a driveway to the front elevation which in turn provides access to the

garage, allowing for off-street parking, and a low-maintenance lawn area. There is also an enclosed rear garden which is mainly laid to lawn.



Ground Floor
50 sq.mt / 538.19 sq.ft
Approx

First Floor
44 sq.mt / 473.61 sq.ft
Approx



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			86
(81-91) B			
(69-80) C			
(55-68) D		67	
(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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