



£170,000

CROMPTON STREET | TEVERSAL | SUTTON-IN-ASHFIELD | NG17 3HH

**BuckleyBrown**  
ESTATE AGENTS

MAKE IT YOUR OWN!... Situated in Sutton-In-Ashfield offering local amenities nearby, is this wonderful three bedroom home, which is deceptively spacious and offers a great internal layout with potential to modernise. This is definitely a home fantastic for any growing family, but don't just take our word for it! Let's head on inside and see just what it has to offer...

You will firstly be welcomed into the welcoming hallway, which leads nicely into the living room which features a lovely, log burner fireplace. Making this space very warm and cosy. Along with a window to the front which flows through ample natural light throughout. You will definitely enjoy spending your time relaxing in here! Just next door, you will find an open plan kitchen/diner that is presented with attractive cabinets and ample worktop space to enjoy preparing meals. In addition, there is a handy utility room just off the rear. You can also gain access to the rear garden from here. Finishing this floor is a three piece family bathroom suite for added convenience.

Heading upstairs you will be pleased to find three spacious bedrooms, all of which offer great versatility to add your own stamp.

Outside will impress further, with a driveway to the front providing off-street parking. There is an enclosed garden to the rear with a maintained lawn and paved seating area. This is certainly a space you can utilise in the summer months, and enjoy a BBQ! not to forget the garage accessed from the front and the side.

Is this the one for you? Don't miss out! Call our team today to book in a viewing!





#### Entrance Hallway

With a window to the front elevation and further access to;

#### Living Room 11'6" x 13'11"

Features a log burner fireplace, storage cupboard and a window to the front elevation.

#### Kitchen/Dining Room 11'1" x 13'9"

Complete with a range of matching cabinetry and units, inset sink and drainer, integrated appliances and breakfast bar feature. Ample furniture space. Fitted with a window to the rear and further access to a handy utility.

#### Utility 6'1" x 6'11"

With space and plumbing for a washing machine/tumble dryer. Dual aspect

windows to the rear and side elevation along with an external door to the side elevation, giving access to the garden.

#### Bathroom 6'0" x 10'5"

Three piece suite including a hand wash basin, low flush WC and panelled bath with overhead shower.

#### Landing

With storage cupboard and a window to the front elevation.

#### Bedroom One 9'1" x 14'8"

With a window to the rear elevation.

#### Bedroom Two 9'7" x 13'9"

With a window to the front elevation.

#### Bedroom Three 8'7" x 9'10"

With a window to the rear elevation.

#### Garage 8'2" x 20'2"

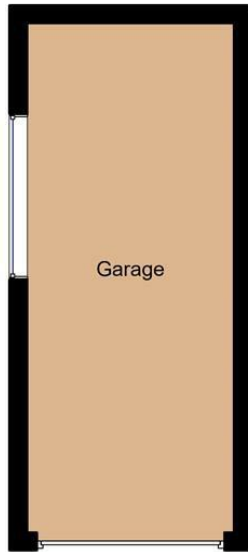
Accessible from the front and side with a window to the side elevation.

#### Outside

Gated entrance with easy maintenance frontage with private driveway. Garage accessed from the side of the property. Well established garden to the rear with patio area and shrub surround.



Garage  
19 sq.mt / 204.51 sq.ft  
Approx



First Floor  
48 sq.mt / 516.66 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			83
(81-91) B			
(69-80) C			
(55-68) D		60	
(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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