



Price Guide £150,000

BRANDRETH AVENUE | | SUTTON-IN-ASHFIELD | NG17 2BX

BuckleyBrown
ESTATE AGENTS

PRICE GUIDE £150,000 - £160,000

MAKE IT YOUR OWN!! Welcome to this three-bedroom semi-detached home. Positioned in the popular and convenient area of Sutton-In-Ashfield. This house is a true gem and offers a spacious interior, local amenities and a spacious rear garden. Let's take a look around..

The ground floor features two generous sized reception rooms; a living room and dining room both offering ample furniture, making these great rooms to relax and unwind. The kitchen area features a range of units and cabinets with space for appliances. This is perfect for those who love to cook! Finally you will find a versatile light and airy conservatory, this is a great space to use to your own advantage.

Heading to the first floor, you'll discover three bedrooms, providing ample space for your own personal touches. One of the bedrooms also benefit from built in wardrobes. The family shower room is just down the hall and is fitted with a three-piece suite.

Outside, the residence boasts a very spacious and enclosed with a patio seating area and lawn, perfect for BBQ's in the summer months. Not to mention a driveway for private parking to the front.

Call our team today and book in a viewing!





Entrance Hallway

With access to;

Living Room 11'6" x 15'0"

Ample furniture space with a feature fireplace to the side elevation. Fitted with double doors giving access to the conservatory.

Conservatory 9'2" x 12'0"

With surrounding windows and patio doors to the side elevation giving access to the garden.

Kitchen 11'9" x 12'0"

Complete with a range of matching cabinets, inset sink and drainer, integrated appliances and further space and plumbing for a washing machine. With dual aspect windows to the front and side along with an external door to the side elevation.

Dining Room 8'11" x 9'2"

Versatile space with a window to the rear elevation.

Landing

With storage cupboard, window to the front and further access to;

Bedroom One 10'9" x 12'1"

With built in wardrobes and a window to the rear elevation.

Bedroom Two 10'0" x 11'1"

With a window to the rear elevation.

Bedroom Three 6'11" x 9'9"

With built in wardrobe and a window to the front elevation.

Shower Room 5'5" x 8'8"

Three piece suite comprising of a hand wash basin, low flush WC and shower. With a window to the side elevation.

Outside

Low maintenance gated frontage with private driveway. Garden to the rear which is mainly laid to lawn, patio seating area and fence surround.





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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(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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