



ORCHID DRIVE | | SUTTON-IN-ASHFIELD | NG17 5GT

BuckleyBrown
ESTATE AGENTS

AN ABSOLUTE GEM!!... We couldn't be happier to introduce you to this wonderful four-bedroom detached house standing beautifully with a well-maintained driveway! Offering convenient off-street parking and located within the convenient area of Sutton-In-Ashfield, local shops and amenities are only a short journey away!

The ground floor boasts a fabulous living room/dining room. This is the perfect space to spend cosy nights in! There is plenty of space here for a table and chairs. The kitchen hosts a stunning range of modern units and cabinetry with an inset sink and worktop space for all those kitchen appliances, providing everything you need to cook meals for the family! Moving through to the conservatory, which is currently being utilised as a sitting room. The ground floor is complete with a WC for added convenience.

Now that you've seen all the ground floor has to offer, let's take a walk upstairs, where you will be just as impressed! From the landing, you'll have access to four well-sized bedrooms, all offering space and flexibility to add your own stamp.

The outside space complements the property perfectly and presents a wonderful lawn with a gorgeous patio seating area, the perfect setting for family BBQ's in the summer months! There is also a private driveway to the front of the property, providing space for handy off-road parking, and a garage for ample storage. Call today to arrange a viewing!





Hall

With access to;

Kitchen 8'7" x 9'10"

Complete with a range of matching units and cabinetry, with complementary work surface over and inset sink.

Living Room 13'1" x 13'5"

With window to rear elevation and a feature fireplace.

Dining Room 8'7" x 9'10"

Including double sliding doors with access to;

Conservatory 10'1" x 10'11"

With windows surrounding including window to side elevation.

WC

Including a low flush WC and hand wash basin.

Landing

With access to;

Bedroom One 10'6" x 12'9"

With window to front elevation. Including fitted wardrobes.

Bedroom Two 9'3" x 10'7"

With window to rear elevation.

Bedroom Three 6'11" x 10'2"

With window to rear elevation.

Bedroom Four 6'8" x 9'6"

With window to front elevation.

Bathroom 5'7" x 6'5"

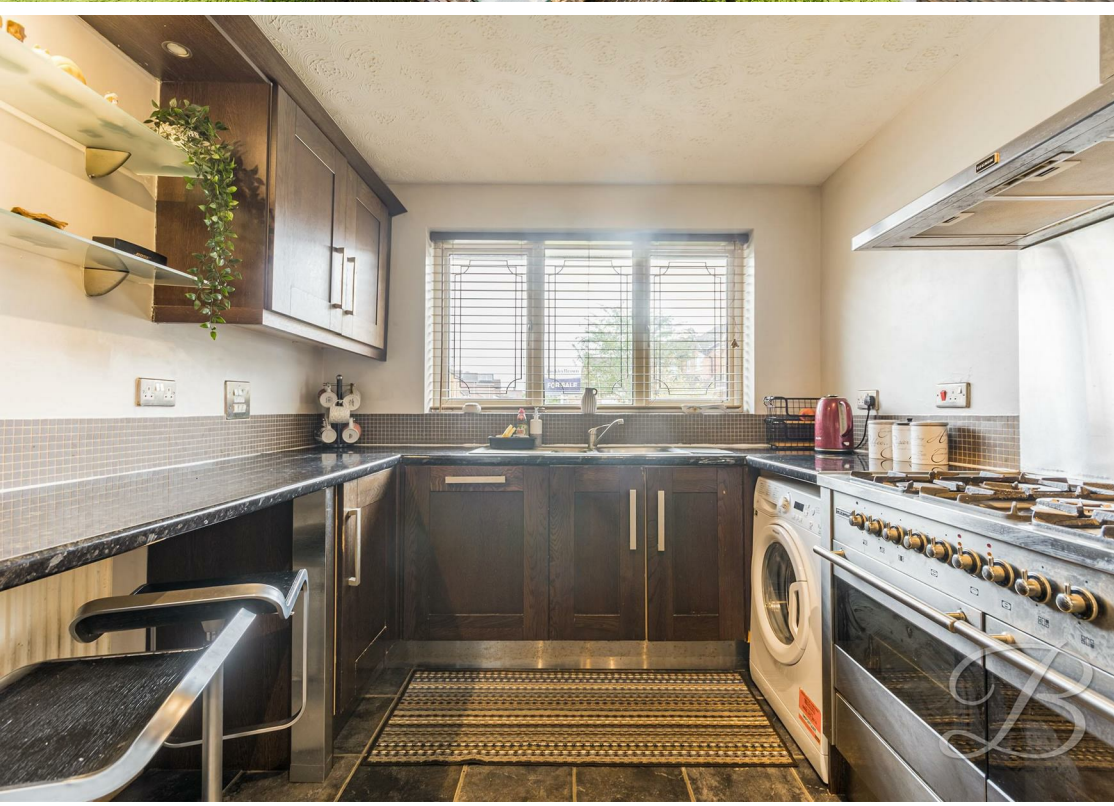
Including a three-piece suite.

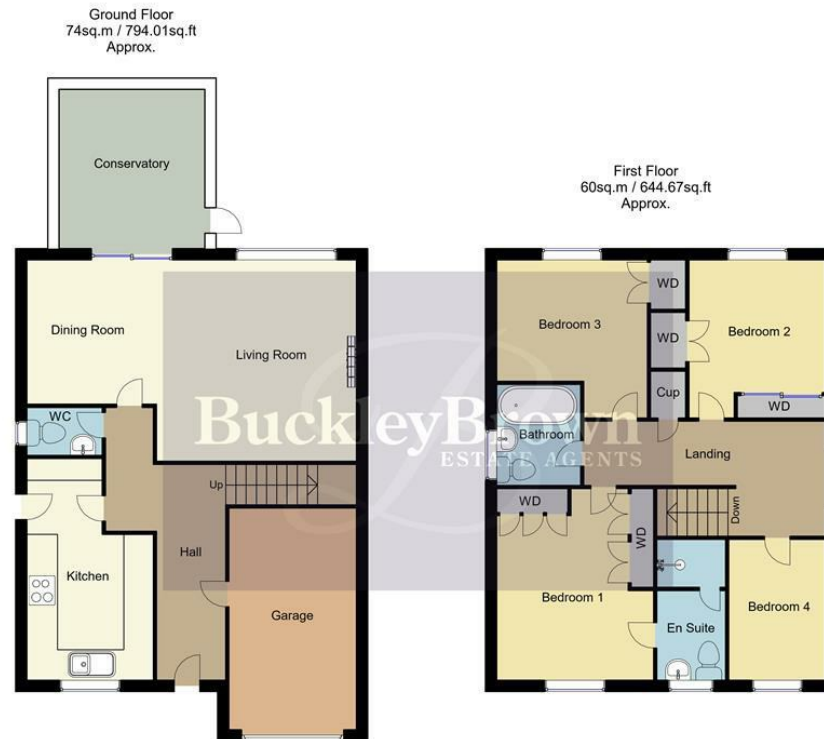
Ensuite 4'7" x 9'6"

Including a three-piece suite. With window to front elevation.

Outside

Including a well-maintained lawn with a patio area to the rear. With a garage to the front with a driveway offering parking for two cars.





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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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			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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