



Offers Over £165,000 Freehold

54 CARNARVON GROVE | | SUTTON-IN-ASHFIELD | NG17 2HH

BuckleyBrown
ESTATE AGENTS

A REAL GEM!... Occupying a beautiful plot is this terrific three bedroom family home! Complete with a wonderful internal layout, this semi-detached property has been lovingly decorated and kept to a great standard throughout.

We'll make a start in the light and airy lounge that offers an excellent space for the whole family to enjoy, whether that be entertaining guests or unwinding after a long day. This spot is a great size, with plenty of room for all of your desired furniture. Let's not forget the feature fireplace setting the scene for the cold winter months. From here, you'll find the dining space which offers ample seating space and access into the under stair store cupboard. This then opens into the delightful kitchen where you'll find matching wall and base units and a complementary work surface ready for you to start preparing meals. There is a door which lead nicely out to the rear garden, perfect for bringing in natural light and fresh air in the summer.

We're not done yet! The first floor occupies three well-sized bedrooms, all of which offer plenty of potential for you to decorate to your own taste. In addition there is as a shower room off from the landing fitted with a three piece suite.

Outside features a driveway for convenient off-street parking and access to the rear. To the rear, you'll find a concrete paved patio area and lawns which stretch to the rear boundary. The perfect setting for enjoying outdoor dining!





Entrance Hall

With laminate flooring, stairs off to the first floor and access to;

Living Room 11'10" 12'11"

With laminate flooring, radiator, feature log burner and a window to the front elevation.

Dining Room 9'7" 12'11"

With laminate flooring, ample dining space and access to the store cupboard.

Kitchen 8'0" 11'7"

Complete with a range of wall, base and drawer units with contrasting work surfaces above. There is space and plumbing for a fridge freezer, dishwasher and oven. The room is finished with tiled flooring, tiled splash backs window to the rear and a door for convenience.

Bedroom One 9'11" 12'2"

With laminate flooring, radiator and a window to the front elevation.

Bedroom Two 9'5" 9'11"

With laminate flooring, radiator and a window to the rear elevation.

Bedroom Three 6'4" 9'0"

With laminate flooring, radiator and a window to the front elevation.

Shower Room 6'4" 6'6"

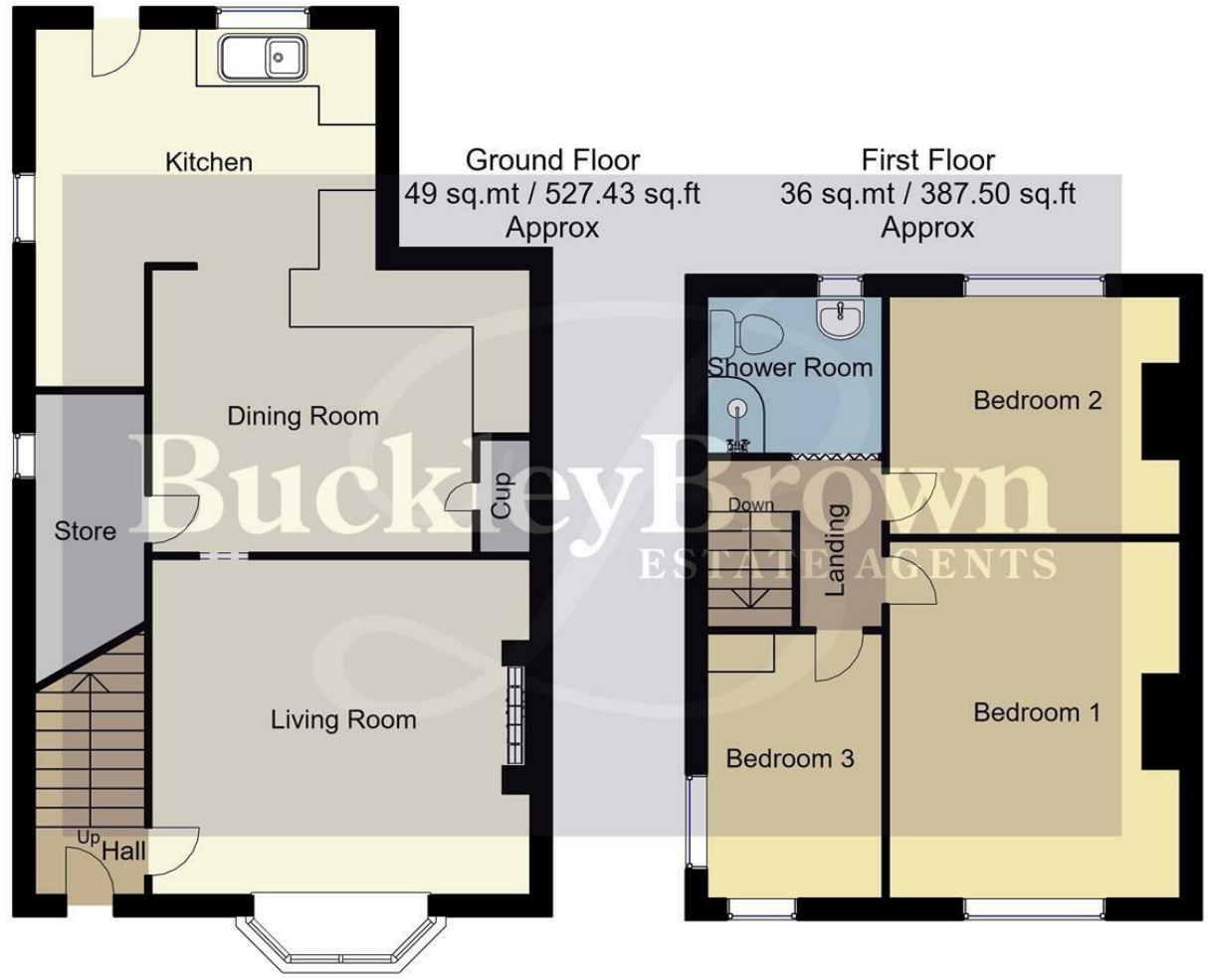
Fitted with a corner shower, low flush WC and hand wash basing. The room is finished with tiled walls, laminate flooring and a window to the rear elevation.

Outside

Outside offers a single driveway to the

front and a lovely, well maintained rear garden laid to lawn with a paved patio 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 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.
CC Ltd ©2018

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			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

54 CARNARVON GROVE
SUTTON-IN-ASHFIELD
NG17 2HH



BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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.

BuckleyBrown
ESTATE AGENTS