



Offers Over £230,000

BINGHAM AVENUE | | SUTTON-IN-ASHFIELD | NG17 3AR

BuckleyBrown
ESTATE AGENTS

MAKE IT YOUR OWN!...This spacious four-bedroom semi-detached house stands beautifully with its stunning private driveway and garage! Located within the convenient area of Sutton-In-Ashfield, local shops and other amenities are only a short journey away!

Starting with the open plan living/dining room you are greeted a light and airy space fitted with a feature fireplace, creating a warm and homely place to relax. The dining area is complemented nicely with patio doors giving access to the rear garden, this is the perfect space for entertaining! Moving next door is the kitchen which is complete with a range of matching cabinets and all essential appliances you need to need to cook a beautiful meal for the family. Finally the ground floor benefits from a handy downstairs WC.

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 bedrooms, all of which flexibility to add your own stamp. The bathroom is just off the landing and is fitted with a three piece suite.

The outside space complements the property perfectly and presents an extensive rear garden with patio seating area, surrounding shrubs and a well maintained lawn. There is also a private driveway to the front of the property, providing spaces for parking, along with a garage for added storage. Call today to arrange a viewing!





Entrance Hallway

With windows to the front elevation and further access to;

Living Room 12'0" x 14'3"

Spacious living room with a feature fireplace and a window to the front elevation.

Dining Room 8'1" x 9'6"

With dual aspect windows to the side and rear along with patio doors giving access to the rear elevation.

Kitchen 9'6" x 9'7"

Complete with a range of matching cabinets, inset sink and drainer, integrated appliances and dual aspect windows to the side and rear elevation.

Hall

Giving access to a handy downstairs WC

with a window and external door to the rear elevation.

WC

Fitted with a hand wash basin and low flush WC.

Landing

Giving access to;

Bedroom One 12'0" x 13'10"

With carpeted flooring, central heating radiator and a window to the front elevation.

Bedroom Two 6'11" x 20'1"

With carpeted flooring, central heating flooring and windows to the front elevation.

Bedroom Three 10'4" x 13'1"

With carpeted flooring, central heating

radiator and a window to the rear elevation.

Bedroom Four 9'1" x 10'10"

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

Bathroom 5'8" x 9'6"

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

Outside

Low maintenance frontage with a private driveway and garage. To the rear there is a well maintained lawn with surrounding shrubs and a spacious patio seating area.





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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			
(81-91) B			
(69-80) C			
(55-68) D		68	80
(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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BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk



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