



34 BLACKMIRE'S WAY | | SUTTON-IN-ASHFIELD | NG17 4JQ

BuckleyBrown
ESTATE AGENTS

A HOME TO MAKE YOUR OWN!... This semi-detached property is now for sale, presenting a wonderful opportunity for families and couples alike. The property is decorated neutrally throughout, offering a blank canvas for new homeowners to make their mark. Located near local amenities, including Kings Mill Hospital and Kings Mill Reservoir park, this semi-detached property offers the perfect blend of convenience and tranquility. Whether you're a family in search of a comfortable home or a couple looking for a place to call your own, this property is sure to meet your needs.

This home boasts a generous reception room that offers direct access to the garden, seamlessly blending indoor and outdoor living spaces. Whether you're entertaining guests or simply enjoying a quiet evening in, this reception room is sure to be the heart of your home. An additional notable feature of this semi-detached property is the recently refurbished kitchen. Offering modern features and fittings, this kitchen is ready for you to start cooking up a storm from day one. There is also a useful downstairs WC.

The first floor comprises four spacious bedrooms, one of which is an en-suite master bedroom that adds a touch of luxury to the living space. The en-suite bedroom is the perfect private retreat and offers the convenience of direct access to your own bathroom facilities. There is also a separate family bathroom.

For those who value outdoor space, the property features a private garden that is perfect for both relaxation and recreation. A garage and additional parking facilities round out the key features of this property, providing ample space for vehicles and storage.

Dont miss out. Call today to view!





Entrance Hall

With a central heating radiator, stairs rising to the first floor, and laid with carpet flooring. Doors provide access into;

Kitchen

The kitchen is fitted with a modern range of high-gloss wall and base units with sink and drainer set into work surface. There are a range of integrated appliances which include an electric oven and electric hob with an extractor fan over. There is space and plumbing for a washing machine and further space for a fridge/freezer. With a window to the front elevation, wall-mounted gas boiler and a central heating radiator.

Living Room

The lounge is a bright and airy space,

neutrally decorated and laid with carpet flooring. With a window to the rear elevation, central heating radiator, and french patio doors which provide access onto the rear garden for convenience. There is also a useful under-stairs storage cupboard.

Landing

With a central heating radiator and laid with carpet flooring. Doors provide access into;

Bedroom One

With a window to the front elevation, central heating radiator, and a storage cupboard which can be utilised as wardrobe space. There is also the benefit of an en-suite facility.



En Suite

The en-suite is fitted with a low level WC, pedestal hand wash basin, and a single shower cubicle. With an opaque window to the front elevation and a central heating radiator.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

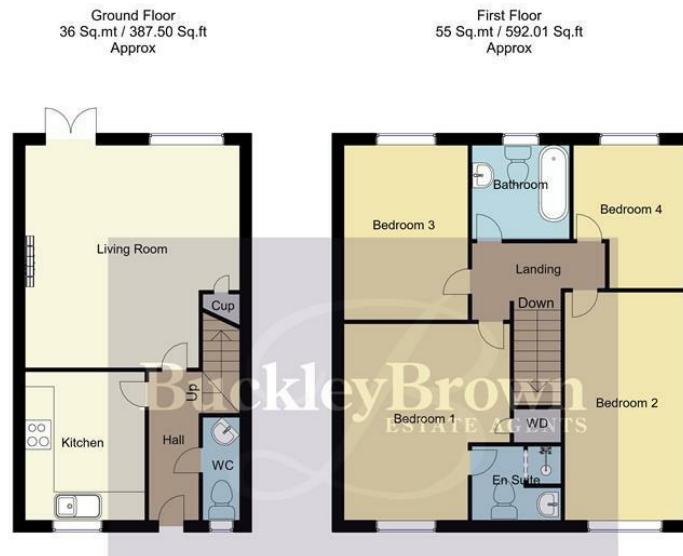
Bathroom

The bathroom is fitted with a three-piece suite in white comprising low level WC, pedestal hand wash basin and panelled bath. With an opaque window to the rear elevation and a central heating radiator.

Outside

There is a low-maintenance front garden which is mainly laid to lawn. In addition, there is a driveway allowing for ample off-street parking, which in turn provides access to the single garage. The rear garden is mainly laid to lawn and offers a pleasant space to relax and enjoy during those Summer months.





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			86
(81-91) B		74	
(69-80) C			
(55-68) D			
(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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