



Offers In The Region Of £264,000 Freehold

FOREST ROAD | SUTTON-IN-ASHFIELD | NG17 3BG

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TOO GOOD TO LAST!...Situated in the convenient location of Sutton-In-Ashfield, this beautifully maintained and spacious home offers a warm, inviting atmosphere. The property is a blank canvas, perfect for families looking to personalise their space. This property is conveniently located with easy access to local amenities and the A38 for commuting. What's not to love?

Let's start off with the welcoming living room, ideal for relaxing or entertaining guests. Benefitting from French doors leading out to the rear garden. Adjacent to this is the dining room, providing a great space for family meals or gatherings. The well-appointed kitchen offers ample storage and workspace, perfect for your culinary needs. Additionally, the ground floor features a convenient WC, a functional utility room with plumbing for appliances, and a spacious hallway that offers handy storage.

Upstairs, the home comprises three comfortable bedrooms. The main bedroom includes the excellent feature of an en-suite bathroom. There is also a modern shower room for the remaining bedrooms, making it an excellent setup for family living.

Externally, the property benefits from a block-paved driveway, providing off-street parking, and a private enclosed garden at the rear, featuring a patio area and lawn. The garden offers a wonderful outdoor space for relaxation, children's play, or entertaining.





Living Room 11'6" x 18'10"
With carpet to flooring, central heating radiator, coving, window to the rear elevation and French doors leading outside.

Kitchen 9'7" x 11'6"
Fitted with neutral toned wall and base units, work surface, gas hob, splash back, extractor fan, integrated oven, inset sink with mixer tap above and space for an American style fridge freezer. With tiled flooring, down lights, window to the rear elevation and French doors leading outside.

Dining Room 10'0" x 13'10"
With carpet to flooring, central

heating radiator, coving and window to the front elevation.

Utility 8'10" x 8'11"
Fitted with shaker style wall and base units, work surface, tiled walls, plumbing for a washing machine and tumble dryer.

WC
Complete with a low flush WC, wash hand basin with vanity storage, tiled walls, extractor fan and an opaque window.

Bedroom One 11'6" x 20'0"
With carpet to flooring, central heating radiator, fitted wardrobe, en-suite and double windows to the rear elevation.



En-Suite 5'7" x 6'7"
Fitted with an enclosed shower, low flush WC with ample vanity storage, heated towel rail and down lights.

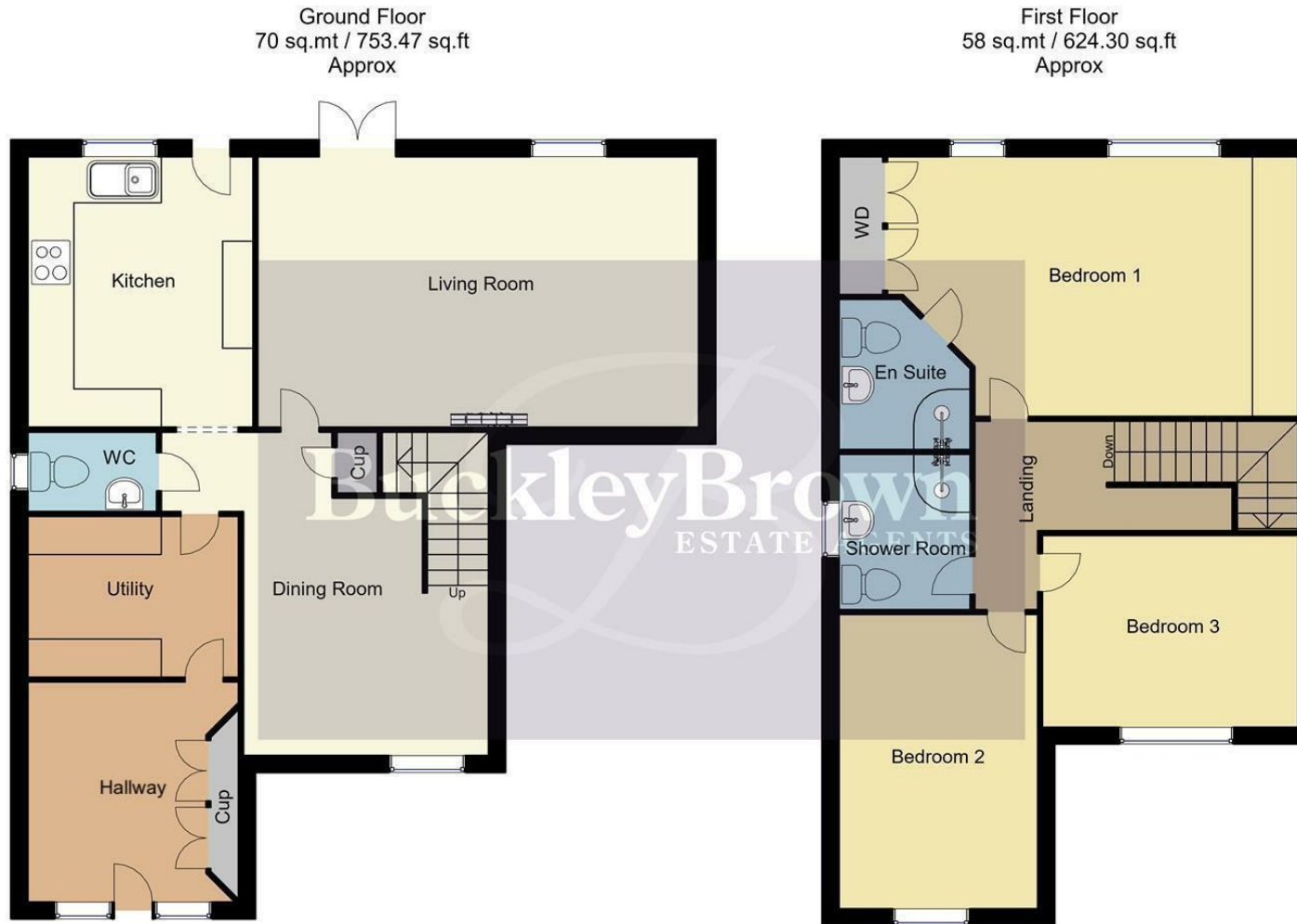
Bedroom Two 8'11" x 12'7"
With carpet to flooring, central heating radiator and window to the front elevation.

Bedroom Three 8'7" x 10'11"
With carpet to flooring, central heating radiator and window to the front elevation.

Shower Room 5'7" x 6'10"
Complete with an enclosed shower, low flush WC, wash hand basin with vanity storage, full height tiling, down lights and an opaque window.

Outside
With a spacious block paved driveway providing off-street parking. There is an enclosed garden to the rear elevation with a patio area, lawn 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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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		73	82
(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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