



£225,000

THE TWITCHELL | | SUTTON-IN-ASHFIELD | NG17 5DA

BuckleyBrown
ESTATE AGENTS

CONVENIENCE ON YOUR DOORSTEP! This three-storey four bedroom home is pleasantly situated in the Sutton-In-Ashfield, within close proximity to local amenities. The property offers a well-planned layout, multiple reception rooms and space to add your own stamp throughout.

As you walk through you will first of all find the dining room which offers plenty of space to enjoy sit down meals and host with family and friends. From here you'll be lead nicely to the open-plan kitchen/diner which is fitted with a range of matching cabinets and units, with work surface and an inset sink.. There is also ample space for additional dining furniture. Finishing the ground floor is a handy WC.

Heading up to the first floor, you will be met with a light and airy living room. The spacious landing in-turn provides access to a spacious bedroom and WC.

The second floor leads to three additional bedrooms, the master bedroom also benefits from built in wardrobes and a private en suite. Furthermore, you will also find a three piece bathroom suite just off the landing.

Outside provides an enclosed garden which is mainly laid to lawn along with a patio seating area. This space is of a brilliant size, perfect for hosting BBQ's in the summer months. The front offers a garage for ample storage and off-road parking for one car. Like what you see? Call now to arrange a viewing!





Hall

With a cupboard under the stairs and further access to;

WC

Fitted with a hand wash basin and low flush C.

Dining Room 7'11" x 13'10"

Spacious room with a window to the front elevation.

Kitchen/Dining Room 12'11" x 14'8"

Complete with a range of cabinets, inset sink and drainer, integrated appliances and space for a dining table. There is also space and plumbing for a washing machine/tumble dryer. Complemented with patio doors to the rear elevation.

Landing

With access to;

Living Room 13'10" x 14'8"

Light and airy room with ample furniture space and windows to the front elevation.

Bedroom Two 8'8" x 14'8"

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

WC

Fitted with a hand wash basin, low flush WC and a cupboard.

Landing

With leading access into;

Bedroom One 10'11" x 14'8"

With carpeted flooring, central heating radiator, built in wardrobe and access to a private en suite. Fitted with windows to the front elevation.

En Suite 5'11" x 6'3"

Three piece suite including a hand wash basin and low flush WC.

Bedroom Three 7'1" x 11'1"

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

Bedroom Four 7'3" x 8'10"

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

Bathroom 5'2" x 7'4"

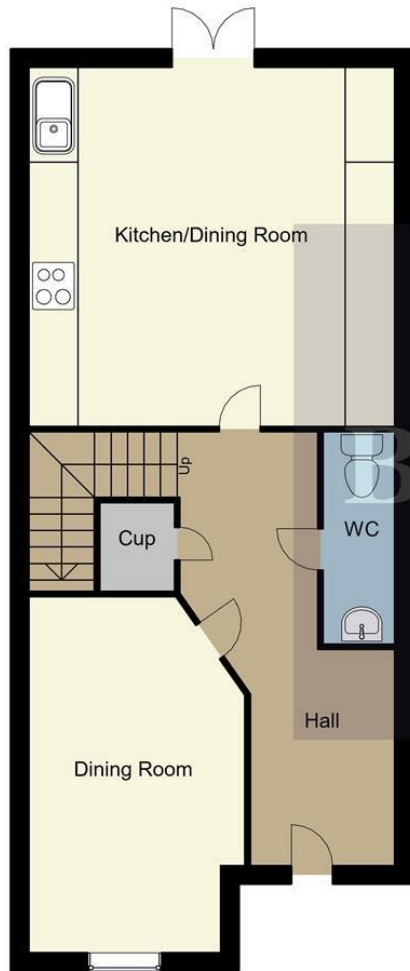
Three piece suite comprising of a hand wash basin, low flush WC and a bath with overhead shower.

Outside

To the front you will find a private driveway and garage allowing ample off road parking. The garden is mainly laid to lawn with fence surround offering a degree of privacy.



Ground Floor
52 sq.mt / 559.72 sq.ft
Approx



First Floor
43 sq.mt / 462.84 sq.ft
Approx



Second Floor
43 sq.mt / 462.84 sq.ft
Approx



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			87
(81-91) B		75	
(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	

THE
TWITCHELL | | SUTTON-
IN-ASHFIELD | NG17 5DA



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