



£210,000

SANDOWN ROAD | | SUTTON-IN-ASHFIELD | NG17 4LW

BuckleyBrown
ESTATE AGENTS

WARM AND HOMELY! Prepare to fall head over heels for this three-bedroom semi-detached property standing beautifully in the convenient area of Sutton-In-Ashfield. Positioned only a short distance away from schools and amenities, perfect for growing families! Let's take a look inside...

Upon entry, you will be presented with a lovely living room area where you'll be able to locate all of your desired furnishing to enjoy a relaxing night in. Next door, you will find the kitchen which provides a range of matching wall and base units to utilise, along with space for all essential appliances and ample worktop space to prepare tasty meals. Flowing seamlessly through the patio doors you are welcomed into the conservatory, a wonderful space to enjoy all year round whilst also gaining access to the garden from here. Completing the floor is a WC for added convenience.

The first floor presents you with two well-sized bedrooms, one of these rooms also benefit from built in wardrobes. This property hosts an impressive three piece bathroom suite just off the landing.

Moving up to the second floor you will be greeted with the final bedroom which has the luxury of its very own en suite feature. What's not to love about this property?

Heading outside, there is a low maintenance garden comprising of an artificial lawn and fence surround. The front of this home boasts a large private driveway and garage for off road parking. This property offers a great deal of privacy and space to add your own stamp.





Hall

With access to;

WC

Fitted with a hand wash basin and low flush WC.

Living Room 12'1" x 15'11"

Spacious room with a window to the front elevation and double doors opening to the kitchen.

Kitchen 12'1" x 14'8"

Complete with a range of matching cabinetry, inset sink and drainer, integrated appliances and decorative splashback tiles. There is also space and plumbing for a washing machine and tumble dryer. Fitted with a window to the rear and patio doors giving access to the conservatory.

Conservatory 8'8" x 12'8"

Ample furniture space with surrounding windows and external doors to both the side and rear elevation.

Landing

With leading access into;

Bedroom One 12'1" x 10'0"

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

Bedroom Two 12'0" x 9'3"

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

Bathroom 5'11" x 7'4"

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

Bedroom Three 9'3" x 14'9"

With carpeted flooring, central heating radiator and access to an en suite. Fitted with a velux window along with another window to the rear elevation.

En Suite 3'2" x 9'10"

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

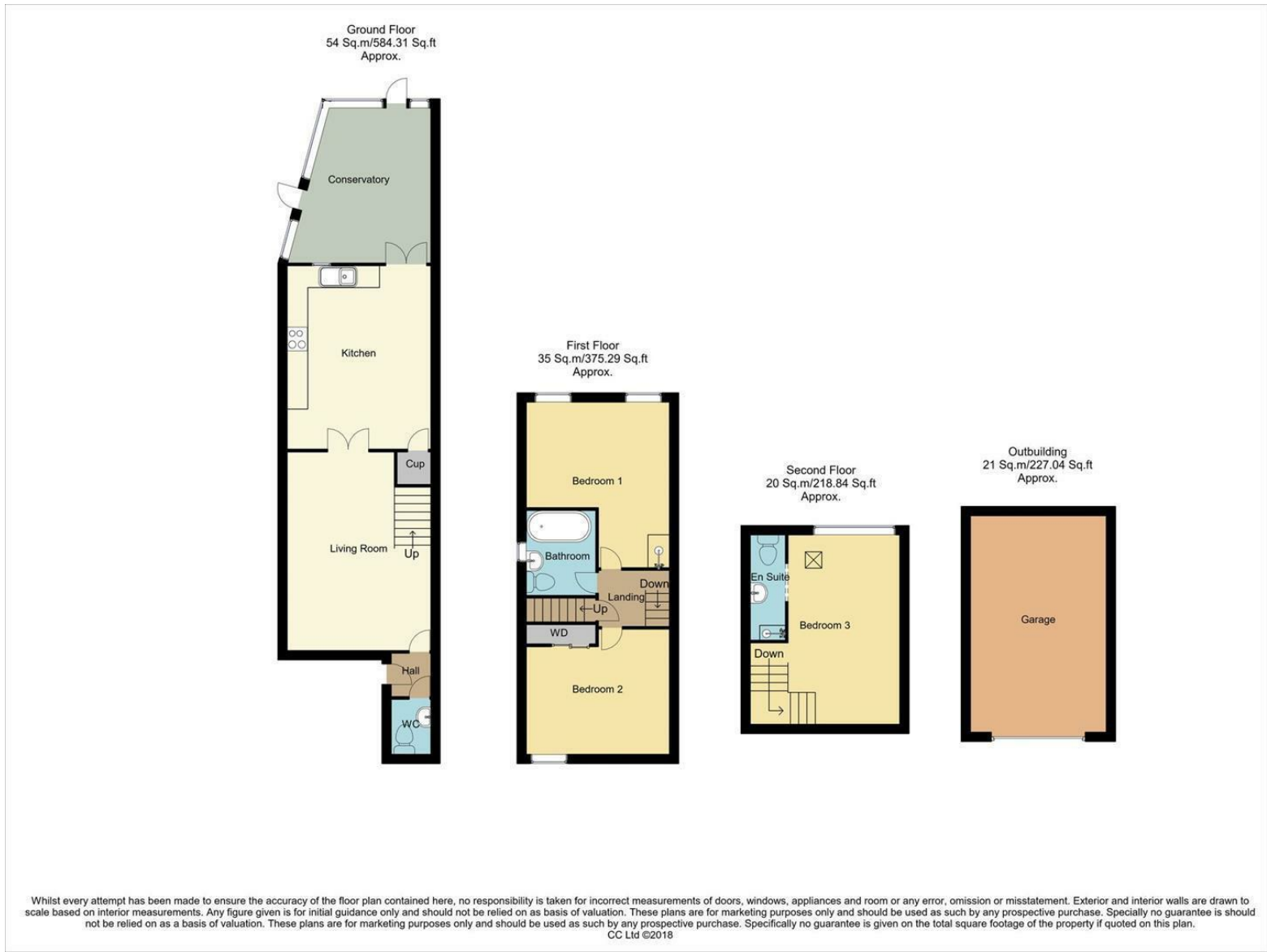
Garage 11'5" x 17'10"

Accessible from the front elevation.

Outside

To the front of the property you will find a large private driveway with gated access down the side of the house leading to the garage. The rear garden is enclosed with an artificial lawn and fence surround.





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			
(69-80) C		69	
(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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