



Offers Over £210,000

RUSSELL STREET | | SUTTON-IN-ASHFIELD | NG17 4BE

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ESTATE AGENTS

FABULOUS POTENTIAL!!! Welcome to this three-bedroom detached home. Positioned in the popular and convenient area of Sutton-In-Ashfield. This house hosts a well-planned layout, local amenities and a spacious rear garden. Let's take a look around..

The ground floor features a spacious living room fitted with a log burner fireplace, making this a cosy place to relax and unwind. The open plan kitchen/dining area comes complete with shaker style cabinets with space and integrated appliances. From here you will be lead into a light and airy conservatory which gives access to the rear garden, perfect for those summer months. Completing the floor is a handy shower room for added convenience.

Heading to the first floor, you'll discover three bedrooms, providing ample space to add your homely furnishings. Two of the bedrooms also benefit from built in wardrobes. The family bathroom is just off the landing and provides a three piece suite. This property is the perfect opportunity to add your own style!

The outside residence boasts an enclosed garden with an artificial lawn! Double tandem garage to the rear of the property for additional storage! To the front you will also find a private driveway. Don't let this superb opportunity slip through your fingers! Call our team today and book in a viewing!





Entrance Hallway

With a window to the side elevation and further access to;

Living Room 11'4" x 11'10"

Cosy room fitted with a log burner fireplace and bay front window.

Kitchen/Dining Room 12'11" x 19'3"

Complete with a range of matching shaker style cabinets, inset sink and drainer, integrated appliances and a window to the side elevation. Ample space for your furnishings. Fitted cabinets for extra storage and sliding doors to the rear leading into the conservatory.

Conservatory 8'7" x 9'6"

With surrounding windows and sliding doors leading onto the rear garden.

Shower Room 2'2" x 7'2"

Handy downstairs shower room comprising of a hand wash basin, low flush WC and a shower. With a window to the side elevation.

Landing

With a window to the side and further access to;

Bedroom One 12'2" x 12'11"

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

Bedroom Two 11'5" x 12'2"

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

Bedroom Three 6'7" x 9'11"

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



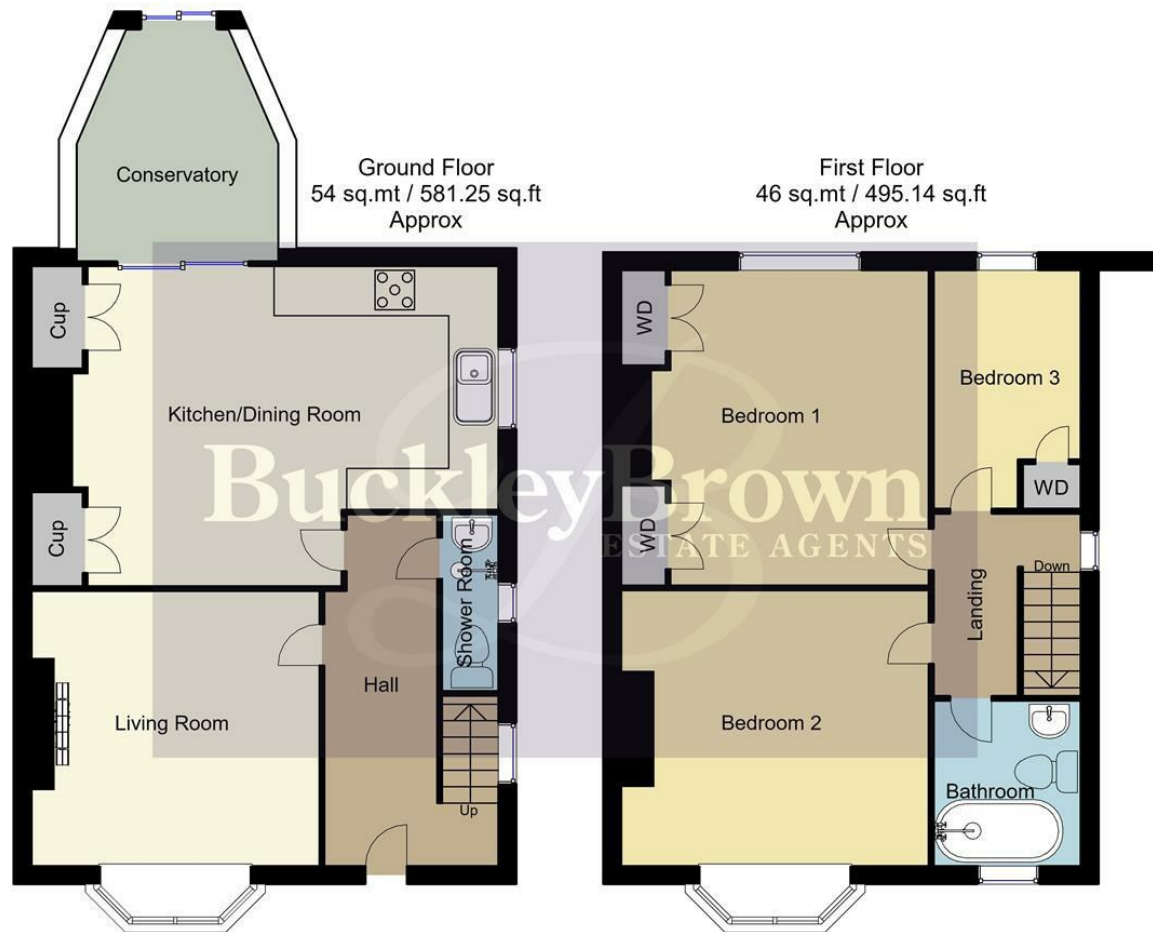
Bathroom 5'10" x 6'6"

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

Outside

Low maintenance frontage with a private driveway allowing for off road parking. To the rear you will find a well established garden fitted with an artificial lawn, patio seating area 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(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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