



Offers Over £240,000

ALFRETON ROAD | | SUTTON-IN-ASHFIELD | NG17 1JP

BuckleyBrown
ESTATE AGENTS

CREATE LASTING MEMORIES!..We welcome you to this excellent three bedroom detached property. Positioned in a popular and convenient area of Sutton-In-Ashfield. This house is a true gem and we cannot wait to show you around. This is a unique opportunity to start from scratch with this wonderful empty property.

The welcoming entrance hall gives access to a homely living room, with a feature fireplace and bay window allowing a wealth of natural daylight to flow through. Flowing through from here into the dining room you will be greeted with a wonderful space to enjoy sit down meals with family and friends. From here you will find the conservatory which offers plenty of versatility to make it your own. Complemented with patio doors opening to the rear garden. Finally, the kitchen hosts a range of units and matching cabinets with work surfaces over, not to mention the integrated oven and space for other appliances.

Heading up to the first floor you will discover three generous bedrooms providing ample space to add your own stamp. Two of the bedrooms include fitted wardrobes. The family bathroom provides a five-piece suite including stairs leading down to the bath.

Outside, the residence boasts an extensive lawn, perfect for BBQs in the summer months. Not to mention there is parking to the rear. Call today to arrange a viewing!





Porch
With a window to the front and side elevation along with access into the hallway.

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

Living Room 11'7" x 12'2"
Fitted with a bay front window and a feature fireplace.

Dining Room 11'8" x 12'2"
Ample furniture space with dual aspect windows to the side and rear.

Conservatory 9'7" x 11'1"
With windows and patio doors leading onto the garden.

Kitchen 7'4" x 19'10"
Complete with a range of shaker style

cabinets, inset sink and drainer, integrated appliances and decorative splashback tiles. Dual aspect windows to the side and rear elevation along with an external door to the side.

Landing
With a window to the side and leading access into;

Bedroom One 11'7" x 12'2"
With laminate flooring, central heating radiator, built in wardrobes and a bay window to the front.

Bedroom Two 11'8" x 11'9"
With laminate flooring, central heating radiator and a window to the rear elevation.

Bedroom Three 6'10" x 7'10"
With laminate flooring, central heating radiator and a window to the front.



Bathroom 7'4" x 18'0"
Five piece suite comprising of a hand wash basin, low flush WC, bidet, shower and bath. With windows to the side elevation.

Outside
Well established lawn to the front of the property with a path from the side leading up to the porch entrance. The rear garden is mainly laid to lawn along with a paved parking area.



Ground Floor
67sq.m/722.08sq.ft
Approx.

First Floor
54sq.m/585.15sq.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. Specially 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			76
(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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