



53 UNWIN ROAD | | SUTTON-IN-ASHFIELD | NG17 4HN

BuckleyBrown
ESTATE AGENTS

LOOKS LIKE HOME!.. Introducing to the market this three-bedroom terraced house, which is well presented and located in a favourable area with excellent access to public transport links, nearby schools, local amenities, and green spaces. It is also conveniently close to Kings Mill Hospital. This property is perfect for couples and first-time buyers, offering a myriad of unique features that contribute to its appeal.

This home boasts a spacious reception rooms, and a conservatory of which provides direct access to the delightful, low-maintenance garden, which is an ideal spot for outdoor relaxation or entertaining. This house also prides itself on a newly refurbished, modern kitchen equipped with a breakfast bar and direct access into a well-appointed conservatory, offering additional living and dining space. Completing the ground floor is a convenient WC.

The first floor features three well-proportioned bedrooms. The main bedroom is a generous double with built-in wardrobes, providing ample storage space. There is also a room just off the main bedroom which is being utilised as a bedroom. The second bedroom is also a double, while the third is a single bedroom, perfect for use as a guest room or home office. A contemporary bathroom completes the accommodation, featuring a white three-piece suite that adds a touch of elegance to the property.

With its prime location and well-thought-out design, this property is not to be missed. The blend of modern living, convenience, and comfort makes this terraced house an ideal choice for those looking to make their first step onto the property ladder.



Entrance Hall

With a central heating radiator. Doors provide access into;

Lounge

With a central heating radiator, a useful under-stairs storage cupboard and a window to the front elevation. There are stairs rising to the first floor.

Kitchen

The kitchen is fitted with a stunning range of high-gloss wall and base units with sink and drainer set into work surface. Integrated appliances include an electric oven and a gas hob with an extractor fan over. There is space and plumbing for a washing machine, dishwasher, and further space for a fridge/freezer, and tumble dryer. With a window to the rear elevation and french patio doors which provide access into the conservatory. There is also the addition of a breakfast bar.

Conservatory

With a central heating radiator. French patio doors provide access onto the rear garden.

Downstairs WC

Fitted with a low level WC and pedestal hand wash basin. With an opaque window to the front elevation and a central heating radiator.

Landing

Doors provide access into;

Bedroom One

With a window to the front elevation and a central heating radiator. There is also the benefit of fitted wardrobes, and an additional room which is currently being utilised as a bedroom.

Bedroom Two

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

Bedroom Three

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

Bathroom

Fitted with a three-piece suite in white comprising low level WC, pedestal hand wash basin and a panelled bath with shower over. With an extractor fan and a central heating radiator.

Outside

The rear garden offers the convenience of being low-maintenance, featuring a patio area with the rest being mainly laid to lawn with artificial turf. There is allocated parking to the rear.

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			
(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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