



Offers Over £250,000

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

**BuckleyBrown**  
ESTATE AGENTS

AMAZING POTENTIAL!!... Welcome to this wonderful 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. This home offers the perfect opportunity to add your own character. Let's see what's on offer...

The ground floor features an impressive sized living room featuring a log burner fireplace and flexibility to modernise and add your own stamp. The kitchen comes complete with matching units and cabinets along with integrated appliances. Next door is a lovely dining room offering ample furniture space for entertaining with family and friends! Flowing through double doors from here you will find a light and airy conservatory. Perfect space to enjoy all year round. Finally the ground floor is fitted with a handy WC for added convenience.

Heading to the first floor, you'll discover three bedrooms, two of which benefit from built in wardrobes. The family bathroom is just off the landing and provides a three piece suite. What's not to love?

The outside residence boasts an enclosed garden which is mainly laid to lawn with a patio seating area and decorative shrubs. Not to mention the outbuilding, currently lending itself as an office ! Don't let this opportunity slip through your fingers! Call our team today and book in a viewing!





#### Porch

With windows to the rear, storage cupboard and access to the hallway.

#### Hall

With windows to the front elevation and further access to;

#### Living Room 11'1" x 24'11"

Spacious living room with a log burner fireplace, bay window to the front.

#### Kitchen 6'7" x 8'11"

Complete with a range of matching cabinets, inset sink and drainer, integrated appliances and a window to the rear elevation. You will also find an external door to the rear.

#### Dining Room

Ample furniture space with double doors leading into the conservatory.

#### Conservatory

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

#### Landing

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

#### Bedroom One 12'7" x 10'4"

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

#### Bedroom Two 10'6" x 11'6"

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

#### Bedroom Three 6'8" x 7'5"

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



#### Shower Room 5'0" x 7'9"

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

#### Office 8'10" x 9'4"

Versatile space with a WC and dual aspect windows to the side and rear elevation.

#### Garage 8'3" x 15'10"

Accessible from the front elevation. External door to the rear.

#### Outside

Low maintenance frontage with a private driveway and garage. To the rear you will find an extensive garden which is mainly laid to lawn with an outbuilding and patio seating area.





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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**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) <b>A</b>                          |  |                         | <b>81</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>56</b>               |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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