



No Offers £299,000

PRIMROSE WAY | | SUTTON-IN-ASHFIELD | NG17 1HX

BuckleyBrown
ESTATE AGENTS

LIMITED PRICE** PERFECT FAMILY HOME!...Comprising of generous proportions, a well thought through layout and accommodation finished to a wonderful standard throughout. This beautiful five bedroom, detached home is positioned in the highly sought-after location of Sutton-In-Ashfield, within easy reach of the town centre and occupying a delightful plot the whole family will love!

Firstly, you will find the kitchen which is bound to impress, boasting a superb range of matching cabinetry and units, integrated appliances, breakfast bar and ample worktop space for practicing your cooking skills! In addition, there is a handy utility room for additional storage and a downstairs WC for added convenience. Moving through to the dining room which is complemented by sliding doors to the rear, bringing the outside inside. This is a great space for entertaining and hosting get togethers with family and friends. Through the double doors you will enter the light and airy living room which offers space for all your homely furnishings. Finally you will find a downstairs bedroom for added convenience, perfect for having guests over!

Heading upstairs, you will be welcomed to four well-maintained bedrooms, three of which offer their own fitted wardrobes and plenty of versatility. The master even has the advantage of its own private ensuite facility, what's not to love? Furthermore, you'll find a generously sized bathroom just off the landing comprising of a three piece suite.

The garden complements the home perfectly with a paved driveway to the front providing off-street parking. There is a spacious garden to the rear with a delightful patio seating area, lawn and fence surround. Not to mention the garden being south facing, allowing you to soak up the sun during the summer months. A perfect setting to take advantage of with family and friends. This home is a credit to its current owners and is too good to miss, so call now to arrange a viewing!





Entrance Hallway

With a cupboard under the stairs and further access to;

Kitchen 10'0" x 10'3"

Complete with a range of matching cabinets, inset sink and drainer, integrated appliances and a window to the rear elevation. There is also a handy breakfast bar feature along with access to a utility room.

Utility 5'2" x 6'8"

With fitted worktops and access to a WC and the rear garden.

WC

Fitted with a hand wash basin, low flush WC and a window to the side elevation.

Dining Room 8'11" x 10'0"

Ample space for furniture fitted with

double doors opening into the living room along with sliding doors to the garden.

Living Room 9'9" x 13'3"

Light and airy room fitted with a bay window to the front elevation allowing a wealth of natural daylight to flow through.

Bedroom Five 8'0" x 15'7"

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

Landing

With a built in storage cupboard and further access to;

Bedroom One 10'2" x 15'2"

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



En Suite 5'1" x 6'7"

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

Bedroom Two 7'11" x 10'4"

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

Bedroom Three 7'11" x 12'5"

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

Bedroom Four 7'10" x 8'8"

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

Bathroom 6'5" x 8'5"

Three piece suite comprising of a hand

wash basin, low flush WC and a bath with an overhead shower. Fitted with a window to the side elevation.

Outside

To the front of the property you will find a paved driveway allowing for private off road parking. The rear garden is mainly laid to lawn with decorative shrubs, a patio seating area and fence surround.



Ground Floor
62 sq.mt / 667.36 sq.ft
Approx



First Floor
57 sq.mt / 613.54 sq.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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
CC Ltd ©2018

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		84
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

PRIMROSE
WAY | | SUTTON-IN-
ASHFIELD | NG17 1HX



BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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.

BuckleyBrown
ESTATE AGENTS