



£175,000 Freehold

13 ALEXANDRA AVENUE | | SUTTON-IN-ASHFIELD | NG17 4BU

**BucklebyBrown**  
ESTATE AGENTS



BuckleyBrown are now in receipt of an offer for the sum of £171,000 for 13 Alexandra Avenue, Sutton-In-Ashfield, NG17 4BU.

Anyone wishing to place an offer on the property should contact BuckleyBrown Estate Agents, 55-57 Leeming Street, Mansfield, NG18 1ND on 01623 633 633 before exchange of contracts.

We're excited to welcome to the market this excellent three-bedroom family home! Comprising of a well-presented, spacious and homely interior, this semi-detached property is set to wow you! Positioned in a terrific residential location, you'll find great nearby shops and amenities nearby.

Upon entry, you'll be welcomed into the inviting hall where you'll find a handy storage cupboard for convenience. Take a left into the dining room where you'll find plenty of space for a dining table and chairs, along with a beautiful bay window that allows ample natural light to flow through nicely. Just next door is the homely living room that benefits from a stunning and original feature fireplace that creates a superb focal point to the space. Additionally, you'll find lovely French doors that lead out to the rear garden here. The kitchen is equally as impressive and comes complete with a wonderful range of attractive units and cabinets, along with plenty of space to place your essential appliances.

The first floor occupies three bedrooms that provide excellent versatility to add your own stamp, and all offer a comfortable space to relax and sleep in! Furthermore, you'll find a stylish family bathroom just off the landing that includes both a freestanding bath and separate shower cubicle. What's not to love?

Outside is equally as impressive, presenting a private driveway and car port to the front elevation for handy off-street parking and a low-maintenance garden to the rear. The outdoor area benefits from a patio seating area, well-maintained lawn, pond and shed for added convenience.

ALL SERVICES / APPLIANCES HAVE NOT AND WILL NOT BE TESTED.





#### Entrance hall

With storage cupboard, central heating radiator and access to;

#### Dining Room 11'9" x 10'5"

With central heating radiator and bay window to the front elevation.

#### Lounge 11'9" x 12'5"

With feature fireplace, central heating radiator and French doors leading out to the rear garden.

#### Kitchen 5'10" x 14'1"

Complete with a great range of attractive units and cabinets with complementary worktop over, inset sink and drainer with mixer tap, integrated oven, gas hob with stainless steel extractor fan above, space and plumbing for both a washing machine

and dishwasher, central heating radiator, window to the rear elevation and a door leading outside.

#### First Floor Landing

With access to;

#### Bedroom One 11'9" x 11'1"

With carpet to flooring, feature fireplace, central heating radiator and window to the rear elevation.

#### Bedroom Two 10'5" x 10'9"

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

#### Bedroom Three 7'10" x 7'2"

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



#### Bathroom 5'10" x 9'10"

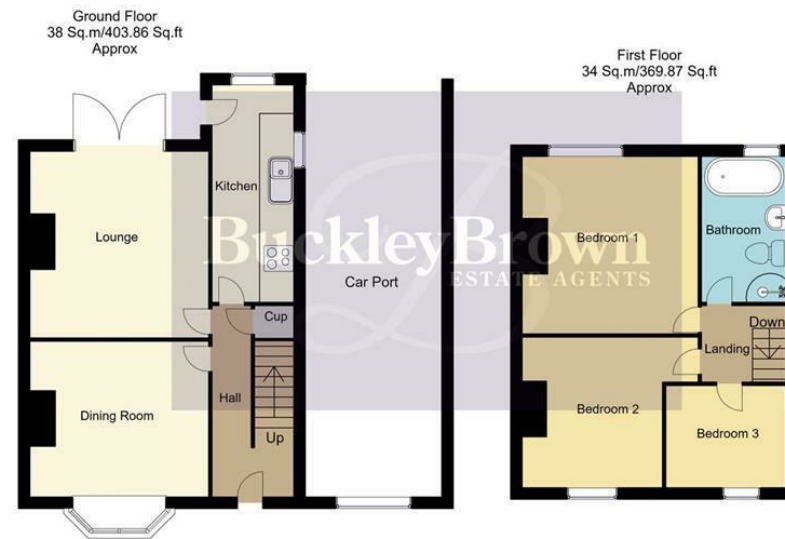
Complete with a fitted standalone bath with rinser, low flush WC, vanity hand wash unit, central heating radiator and opaque window to the rear elevation.

#### Outside

Featuring a private driveway and car port to the front of the property that allows space for handy off-street parking. To the rear is a lovely enclosed garden with patio seating area, low-maintenance lawn, pond, outdoor lighting and shed.



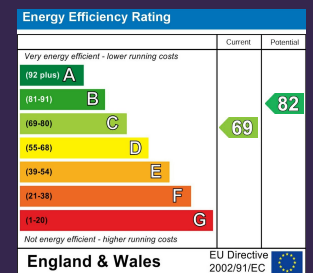




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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.

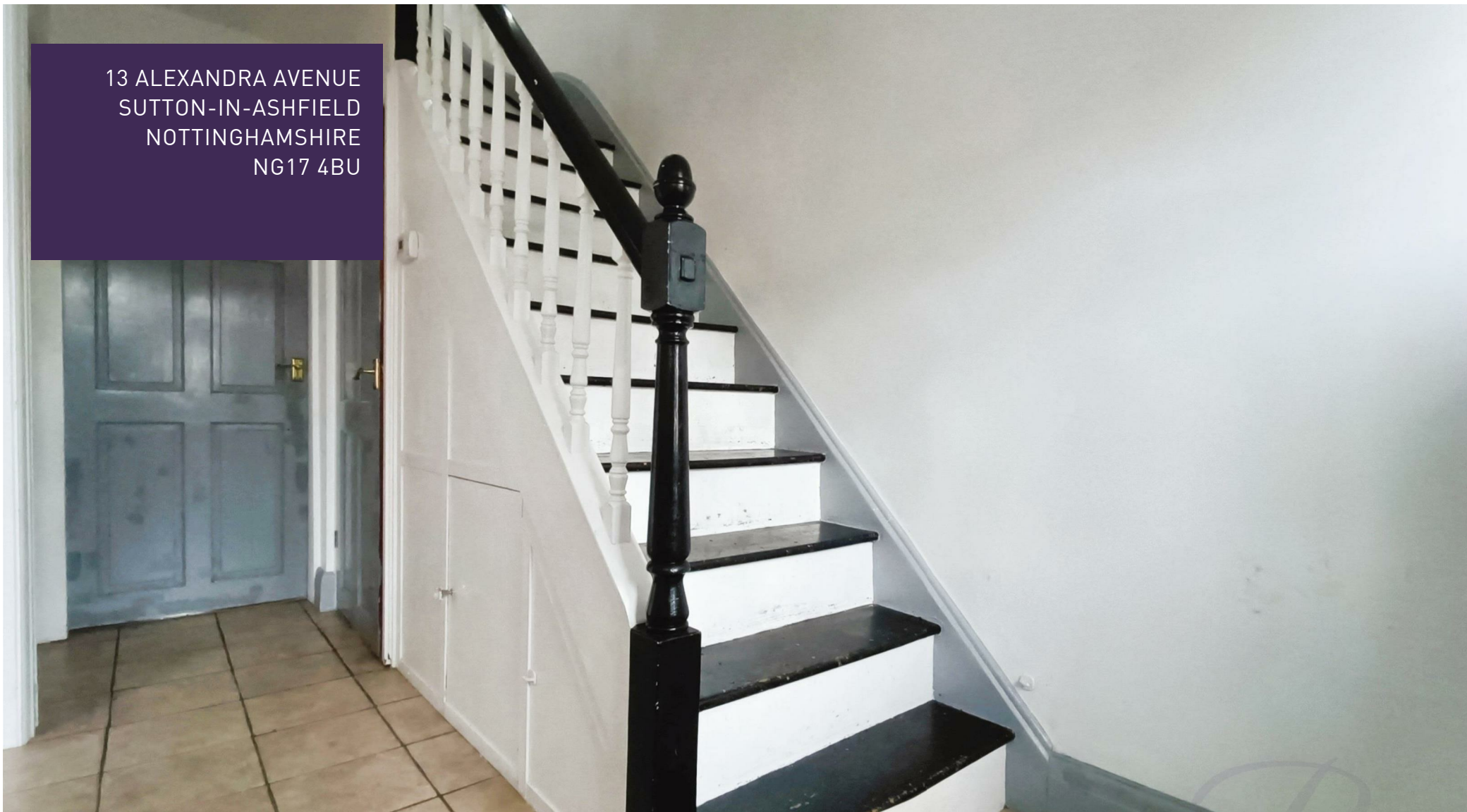
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not 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.





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SUTTON-IN-ASHFIELD  
NOTTINGHAMSHIRE  
NG17 4BU



## BuckleyBrown Estate Agents

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