



£155,000

GROVE ROAD | | SUTTON-IN-ASHFIELD | NG17 4LR

BuckleyBrown
ESTATE AGENTS

CONVENIENCE ON YOUR DOORSTEP!.. We welcome you to this excellent two bedroom semi detached house positioned in the popular and sought-after location of Sutton-In-Ashfield, this is the perfect buy for couples and those starting a family! Let's take a look inside..

Upon entry, you will be welcomed to the open plan, with neutral decor and laminate flooring which creates an abundance of space for homely furnishings and personal touches. This makes a wonderful space for hosting with family and friends. Just next door, you will be met by the spacious kitchen which is kitted out with a range of matching units and cabinetry, an inset sink and space for appliances, and decorative splashback tiles. Everything you need to cook meals for the family! Completing the ground floor is a three piece bathroom suite for added convenience. Like what you see so far? Lets take a look upstairs..

From the landing, you'll discover two bedrooms, both of which have been lovingly maintained, offering space and flexibility to add your own stamp. The beauty of this property is that it is move-in ready for those not wanting a project!

Heading outside, you will find a private rear garden with a spacious paved seating area, perfect for BBQs during the summer months! This is a terrific space to unwind. Call today to book a viewing!





Living Room 11'1" x 11'10"

Open plan reception room with a window to the front elevation.

Dining room 9'7" x 10'9"

Versatile space with a storage cupboard located under the stairs.

Hall

External access to the side and further access to;

Kitchen 10'2" x 8'9"

Complete with a range of matching cabinets, inset sink and drainer, integrated appliances and splashback tiles. Additional space and plumbing for a washing machine/tumble dryer. Windows to the rear elevation.

Bathroom 5'4" x 8'10"

Three piece suite comprising of a hand

wash basin, low flush WC and a bath. Window to the side elevation.

Landing

Further access to;

Bedroom One 11'1" x 12'2"

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

Bedroom Two 9'1" x 11'2"

Carpeted flooring, central heating radiator, built in cupboard and a window to the rear elevation.

Outside

Brick surround to the front with gate entry to the front door. The rear offers an enclosed paved seating area, storage outbuilding and fence surround.







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.

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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) A		86
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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