



Offers Over £240,000

DALESTORTH ROAD | | SUTTON-IN-ASHFIELD | NG17 3AA

BuckleyBrown
ESTATE AGENTS

CREATE YOUR NEXT CHAPTER!!... This three bed detached home offers a wonderful internal layout with a great amount of space to use to your advantage. This home is located in Sutton-in-Ashfield, offering a range of nearby shops and amenities including both primary and secondary schools, perfect for families! This property would benefit from some modernisation but has so much potential! Lets take a look inside...

Upon entry, you will be welcomed into the hallway where you will instantly get a sense of warmth and homeliness that carries on throughout the property! One of the unique features of this property is its open plan living/dining area, this open and spacious layout enables a seamless transition between dining and relaxation. Complemented by sliding doors, great for entertaining during the summer months. Moving to the kitchen, you will be welcomed with a fitted range of matching wall and base units with complementary work surface creating the perfect place to easily prepare and cook your meals.

Moving to the first floor you'll discover three bedrooms, providing ample space to add your homely furnishings. Two of the bedrooms also benefit from built in wardrobes. Just off the landing you will find the bathroom which is fitted with a three piece suite.

Outside, the property benefits from a driveway and garage providing off-street parking, a sought-after feature for any home. The rear garden is enclosed with decorative shrubs with a patio seating area and the rest being mainly laid to lawn, creating a great sociable setting!

Call now to book a viewing!





Hall

With carpeted flooring, built in storage cupboard under the stairs, central heating radiator and access to;

Living Room/ Dining Room 11'1" x 24'4"

With carpeted flooring, brick feature wall, bay window to front elevation and windows to side elevation.

Kitchen 6'1" x 17'1"

Complete with a range of matching units and cabinets with complementary work surface, inset sink and drainer, integrated appliances and dual aspect windows to the rear and side elevation.

Landing

With carpeted flooring, window to side elevation and access to;

Bedroom One 10'10" x 12'0"

Carpeted flooring, central heating radiator, window to front elevation and two built in wardrobes creating ample storage.

Bedroom two 11'11" x 10'10"

Carpeted flooring, central heating radiator, window to rear elevation and full length built in wardrobes.

Bedroom Three 7'1" x 7'2"

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

Bathroom 7'3" x 8'9"

Complete with a three piece suite containing a hand wash basin, low flush WC and a bath. Built in storage cupboard and window to rear elevation.

Hall

With access to the garage, window to side



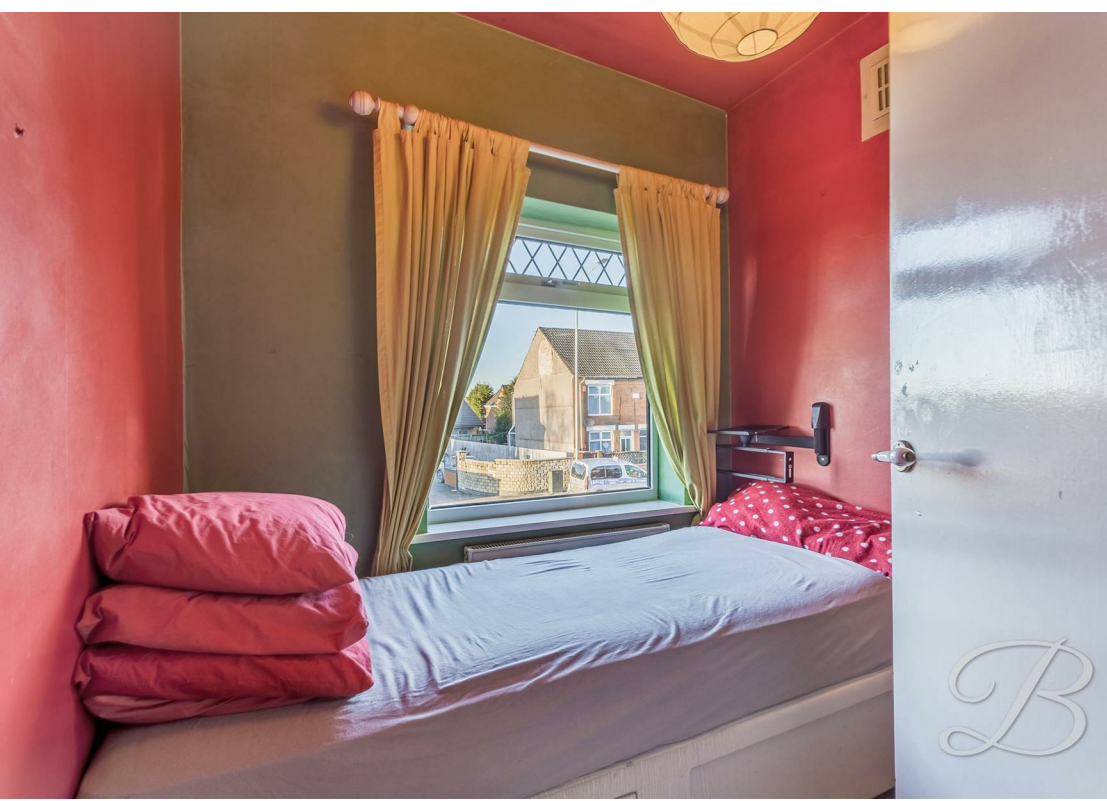
elevation and doors to front and rear elevation.

Garage 9'0" x 16'8"

With ample storage, window to rear elevation and access from the front and side elevation.

Outside

Low maintenance frontage with a private gate giving access to a driveway and garage which allows for off road parking. To the rear you will find a well established garden with an extensive lawn, patio seating area, decorative shrubs 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		81
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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