



£180,000

10 SPRING ROAD | | SUTTON-IN-ASHFIELD | NG17 1DQ

BuckleyBrown
ESTATE AGENTS

GET ON THE PROPERTY LADDER!!! This three-bedroom, semi-detached property is located in the sought-after area of Sutton-In-Ashfield. Positioned only a short distance from schools and amenities, this would make the perfect first home for growing family or equally just as convenient for investors. Let's take a look inside...

Upon entry, you will be presented with a simple yet effective layout. Starting with the light and airy living room which provides ample space for all of your desired furnishings complemented by dual aspect windows allowing a wealth of natural daylight to flow through. this creates a wonderful setting to enjoy at any time of the day! Through to the kitchen you will find a range of matching cabinets and all essential integrated appliances. Finally the ground floor benefits from a handy downstairs w.c!

Like what you see so far? Let's take a walk upstairs... From the landing, you'll have access to three well-sized bedrooms with space to add your own touch. The family shower room is found just off the landing and comprises of a three piece suite.

Heading outside, you will be met with an enclosed garden, with both a lawn and patio area. Perfect for hosting family bbq's or evening drinks. This property also accommodates a gated driveway to the front, offering sufficient off road parking for multiple vehicles. Overall this property would make a great family home which without doubt holds great potential.

Call now to book a viewing!!





Entrance Hallway

With a fitted storage cupboard under the stairs and access to;

Living Room 10'11" x 18'2"

Spacious reception room with a feature fireplace and dual aspect windows to the front and side elevation.

Kitchen/Dining Room 10'0" x 12'0"

Complete with a range of matching cabinets, Belfast sink, integrated appliances and decorative splashback tiles. Window and an external door fitted to the rear elevation.

WC

Fitted with a low flush WC and hand wash basin.

Landing

Window to the front along with leading access into;

Bedroom One 10'4" x 12'1"

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

Bedroom Two 10'4" x 11'0"

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

Bedroom Three 7'5" x 11'1"

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

Shower Room 5'6" x 8'11"

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

Storage 4'1" x 5'11"

Ample storage space with access from the rear.



Outside

To the front of the property you will be greeted by a gated entrance giving access to a private driveway and well maintained lawn. Enclosed garden to the rear elevation with both a lawn and patio 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. 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		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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