



Offers In The Region Of £225,000

TOPAZ CRESCENT | | SUTTON-IN-ASHFIELD | NG17 1NX

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ESTATE AGENTS

MOVE IN READY!!!!...

We welcome you to this charming three storey, three-bedroom semi-detached property, which is located in the heart of Sutton-in-Ashfield. The home features neutral decor throughout, providing a versatile canvas for personal styling. Ideally situated close to a range of local amenities, this property offers easy access to shops, schools, and transport links.

The ground floor of this property is designed for both practicality and comfort. Upon entering, you are greeted by a bright and airy entrance hall, which leads to the kitchen. The kitchen features modern matching cabinetry and ample worktop space, this is a perfect space for practising those culinary skills! Next, you will find the spacious living room, which hosts double doors that open directly to the garden, creating a seamless flow between indoor and outdoor living. The windows and doors allow in a flood of natural light, creating that cosy atmosphere to relax and unwind. To complete this floor you will find a convenient WC.

Heading upstairs, you will find two generously sized bedrooms, providing ample space for comfort and storage. Additionally, the bathroom features a modern four-piece suite, including both a bath and a shower, offering a perfect combination of relaxation and practicality.

The third floor of this property features the third bedroom, a spacious and private retreat. It benefits from Velux windows, allowing natural light to flood the space, and built-in wardrobes for convenient storage. Additionally, this floor includes its own shower room, adding extra privacy.

The exterior of the property offers excellent outdoor space. To the side, you'll find a driveway leading to a detached garage, providing convenient off-road parking and storage. At the rear, there is a well-maintained lawn and a patio seating area, perfect for outdoor relaxation and entertaining. The space is enclosed by surrounding fences, offering privacy and a secure environment.

Call to book a viewing!!!





Entrance Hall

Laid with wooden flooring, stairs rising to the first floor and doors providing access into;

Kitchen 8'4" x 10'9"

This kitchen features a stylish design with matching cabinetry and worktop space. It is equipped with an integrated oven and a gas hob, complemented by a chrome hood overhead. The kitchen also includes a convenient inset sink and drainer, as well as ample space for additional appliances. With a window to front elevation.

Living room 15'5" x 14'7"

This living room hosts carpeted flooring, creating a warm and inviting atmosphere. It features a built-in storage cupboard, offering practical space for organisation. Double doors open to the rear, providing

direct access to the garden, seamlessly blending indoor and outdoor living spaces for a bright and airy feel.

WC 2'8" x 4'11"

Complete with a low flush WC and hand wash basin.

Landing

With carpeted flooring, built in storage cupboards and doors providing access into;

Bedroom One 8'11" x 13'3"

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

Bedroom Two 8'7" x 12'2"

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

Bathroom 6'2" x 8'5"

Complete with a four piece suite including



a walk in shower, bath, low flush WC and hand wash basin.

Bedroom Three 15'6" x 19'1"

With carpeted flooring, central heating radiator and velux windows. This room further benefits from built in wardrobes and its own shower room facility.

Shower room 3'10" x 8'1"

Complete with a three piece suite including a walk in shower, low flush WC and hand wash basin.

Garage

The garage offers further off-road parking and extra storage space.

Outside

To the side of the property you will find a driveway and detached garage. To the rear you will find a well-maintained lawn and

patio seating area, with surrounding fences.





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		90
(81-91) B	79	
(69-80) C		
(55-68) D		
(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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