



Offers Over £200,000

QUARRYDALE ROAD | | SUTTON-IN-ASHFIELD | NG17 4DT

**BuckleyBrown**  
ESTATE AGENTS



## THE ONE FOR YOU!

This charming three-bedroom semi-detached property, located in the desirable area of Sutton-in-Ashfield, currently tenant in situ is the perfect opportunity for investors to grow their portfolio. The property boasts a welcoming layout, combining practicality with potential for personalisation. Let's take a look inside...

Upon entering, you are greeted by a cosy living room, providing a warm and inviting space featuring a fireplace and bay window. The kitchen is well-sized, offering ample storage and preparation space, perfect for family meals or cooking enthusiasts. Ample space for dining furniture. At the rear of the property, you'll find a bright and airy conservatory, an excellent space for enjoying the garden views year-round, whether as a second sitting area, dining space, or even a playroom.

Upstairs, the property offers three good-sized bedrooms, providing plenty of room for family members, guests, or a home office. The bathroom is functional and comprises of a neutral three piece suite!

Externally, the property features a spacious garden, providing a great space for outdoor activities, gardening, or simply relaxing in the sunshine. The garden offers both privacy and ample room to create your own outdoor retreat. The private driveway is an added bonus, offering off-road parking for multiple vehicles and adding extra convenience for everyday living.

Call our team today to arrange a viewing!





#### Hall

Access to;

#### Living Room 12'4" x 13'3"

spacious reception room with a feature fireplace and bay front window.

#### Kitchen 10'1" x 13'3"

Complete with a range of matching cabinets, inset sink and drainer, integrated appliances and decorative splashback tiles. Fitted storage cupboard providing ample space and window to the rear.

#### Conservatory 5'6" x 9'4"

Versatile space with a window to the rear and external door to the side. Access to a handy cupboard offering space for a washing machine/tumble dryer.

#### Landing

Window to the side elevation and further access to;

#### Bedroom One 11'0" x 12'3"

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

#### Bedroom Two 10'3" x 11'0"

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

#### Bedroom Three 6'2" x 8'4"

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

#### Bathroom 5'4" x 6'11"

Three piece suite comprising of a hand wash basin, low flush WC and a bath. window to the rear elevation.

#### Outside

Low maintenance frontage with a block paved driveway allowing for ample off road parking. Well established garden to



the rear presented with a landscaped lawn, mature shrubs and fence surround.







**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) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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