



£170,000 Freehold

72 CARNARVON GROVE | | SUTTON-IN-ASHFIELD | NG17 2HH

**BuckleyBrown**  
ESTATE AGENTS



LOOKS LIKE HOME!... Presenting this lovely semi-detached house, beautifully presented and neutrally decorated, currently listed for sale. Positioned in Sutton-in-Ashfield, this property boasts easy access to public transport links, nearby schools, and local amenities, making it ideal for first-time buyers, families, and couples.

The house offers a well-planned living space comprising of three bedrooms, one bathroom, a bay-fronted lounge rooms, and a kitchen with a dining area. The kitchen is a chef's delight, complete with utility room and modern high-gloss units, providing ample storage space. The living room features a fireplace housing a multi-fuel burner, offering the perfect space for family gatherings. The dining room with fitted units, conveniently opens into the kitchen, making it an ideal space for entertaining guests.

The bedrooms are bright and spacious with the first and second being double rooms. The master bedroom benefits from built-in wardrobes, adding a touch of convenience. The third bedroom is a cosy single room, perfect as a child's room or home office. The modern bathroom boasts an L-shape bath with shower over, offering the perfect space for relaxation after a long day.

Externally, the property benefits from a driveway to the front providing ample off-street parking, and a large tiered rear garden to the rear. The garden features a patio area, a rockery, and is populated with an array of plants, trees, and shrubs, the rest being mainly laid to lawn, perfect for outdoor activities.

This property offers an excellent balance of style, comfort, and convenience.

Don't miss this fantastic opportunity!







### Entrance Porch

A door leads into the entrance hall.

### Entrance Hall

With a central heating radiator and stairs rising to the first floor. A door leads into the living room.

### Living Room

With a bay window to the front elevation, a feature fireplace housing a multi-fuel burner, and a central heating radiator.

### Dining Room

With a central heating radiator, fitted wall and base units, and an opening into the kitchen area.

### Kitchen

The kitchen is fitted with an attractive range of

wall and base units with sink and drainer set into work surface. There is space and plumbing for a dishwasher and further space for a range cooker with an extractor hood over.; With a window to the rear elevation and a door that leads into the utility room and cellar.

### Cellar

two separate cellar rooms under the kitchen and living room with electricity and power - one radiator in each cellar.

### Utility Room

There is space and plumbing for a washing machine and further space for a tumble dryer. There is a door that provides access onto the rear garden.

### WC

Fitted with a low level WC. There is a wall-mounted gas boiler.



### Landing

With a window to the side elevation. Doors provide access into;

### Bedroom One

With a window to the front elevation and a central heating radiator. There are fitted wardrobes and an additional fitted storage cupboard,

### Bedroom Two

With a window to the rear elevation and a central heating radiator.

### Bedroom Three

With a window to the front elevation and a central heating radiator.

### Bathroom

The bathroom is fitted with a low level WC and a pedestal hand wash basin and an L-shaped bath with a shower over, with complimentary tiled splash back. With an opaque window to the rear elevation and a chrome heated towel rail.

### Outside

The property benefits from a driveway to the front providing ample off-street parking, and a large tiered rear garden to the rear. The garden features a patio area, a rockery, and is populated with an array of plants, trees, and shrubs, the rest being mainly laid to lawn, perfect for outdoor activities.

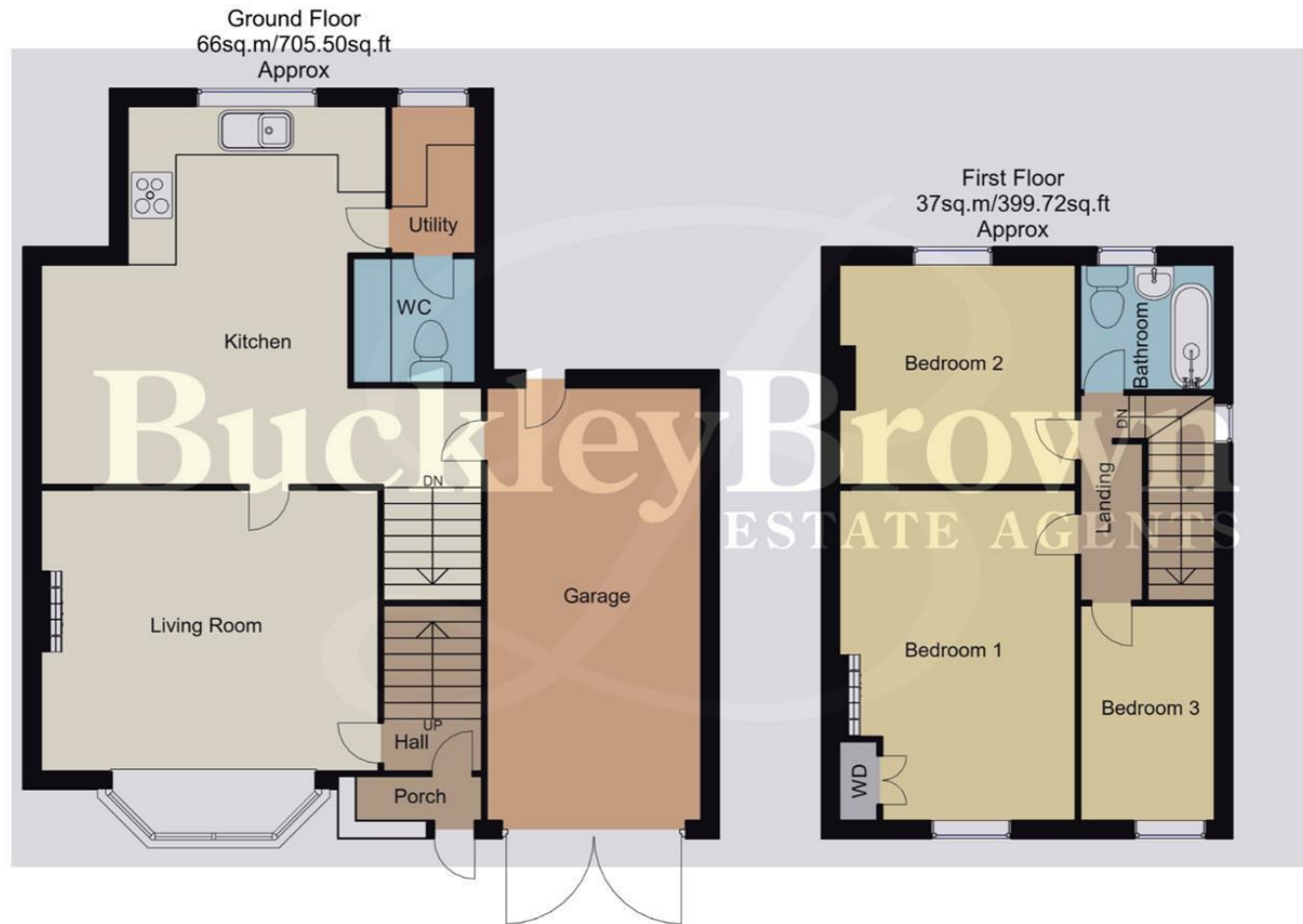
### Garage

Spacious garage has internal and external entry with electricity and power.









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) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>G</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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