



Offers Over £240,000

21 WRIGHTSON CLOSE | | SUTTON-IN-ASHFIELD | NG17 4LT

BuckleyBrown
ESTATE AGENTS

NO UPWARD CHAIN

We certainly have a treat in store for you with this gorgeous four-bedroom, semi-detached home, ideally located in the sought-after area of Sutton-in-Ashfield. Offering a smart and spacious layout, generous garden space, and easy access to local amenities, this property is perfect for growing families or anyone looking for a comfortable, stylish home.

Step inside and you'll be welcomed from the hallway into a bright and airy lounge, where a large front-facing window fills the space with natural light. There's plenty of room for all your favourite furnishings, and the open-plan layout flows directly into the dining area, perfect for mealtimes and entertaining. Just off the dining space is a convenient utility room and WC, adding that extra bit of functionality to everyday living. The kitchen is fitted with a range of modern cabinets and units, an inset sink and space for further appliances — ideal for busy mornings or relaxed evenings at home.

Heading upstairs, the first floor hosts three generously sized bedrooms, all offering flexibility for bedrooms, office space, or hobbies. The family bathroom is neatly presented and includes a three-piece suite with a bath, hand wash basin, and WC.

On the top floor, you'll find the impressive master bedroom, complete with a built-in wardrobe and a private en-suite bathroom featuring a shower, basin, and WC. It's a peaceful and spacious retreat that can easily be styled to your taste.

Outside, the rear garden is well-maintained and features a lawn and patio area, perfect for alfresco dining or relaxing in the sunshine. There's also a private garage for parking or extra storage, and a walled garden area to the front that adds a lovely finishing touch to the home's exterior.

Don't miss out on this fantastic opportunity — call now to book your viewing!





Hall

Wooden flooring with access into all ground floor rooms.

Living Room/Dining Room 10'7" x 21'9"

Wooden flooring open plan living room/dining room with central heating radiator, feature fireplace, ample space for your desired dining furniture and a window to the front elevation.

WC 3'8" x 6'6"

Two piece suite with low flush WC and hand wash basin.

Kitchen 8'7" x 15'2"

Matching cabinets with ample worktop space, integrated appliances as well as room for more, an inset sink, tiled flooring,

and walls along with a window to the rear and side elevation.

Utility

Handy utility area with storage space.

Landing

Landing leading to the first floor rooms.

Bedroom Two 10'2" x 13'10"

Carpeted flooring, ample space for your desired furniture and a central heating radiator and window to the front elevation.

Bedroom Three 8'8" x 12'10"

Carpeted flooring, ample space for your desired furniture and a central heating radiator and window to the rear elevation.

Bedroom Four

Small bedroom great for an office space with a built in storage cupboard.



Landing

Landing to the final floor.

Bedroom One

Spacious master bedroom with carpeted flooring, central heating radiator, ample room for your desired furniture and a window to the front elevation.

Bathroom 6'2" x 7'2"

Three piece suite with low flush WC, hand wash basin and shower.

Outside

Private walled front garden. To the rear garden you will find a patio area perfect for alfresco dining.



Ground Floor
47 Sq.m/ 500.80 Sq.ft
Approx



First Floor
49 Sq.m/ 527.14 Sq.ft
Approx



Second Floor
34 Sq.m/ 362.88 Sq.ft
Approx



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		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(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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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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