



Offers Over £190,000

FOREST ROAD | | SUTTON-IN-ASHFIELD | NG17 3BB

**BuckleyBrown**  
ESTATE AGENTS



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

The ground floor presents you with a simple yet effective layout. Starting with the impressive sized open plan living/dining room which offers plenty of space for homely furnishings. This room provides space for a good size dining room table and chairs for sit down family meals. Creating the perfect space for entertaining with family and friends. Next door, you will find the kitchen which includes a range of matching cabinetry and work surfaces with space for additional appliances.

Like what you see so far? From the landing, you'll have access to three well-sized bedrooms with space for all of your homely furnishings. The family bathroom completes the floor and comprises of a three-piece suite, the bath also benefits from an overhead shower, what's not to love?

Heading outside, you will be met with a private and spacious garden, perfect for hosting family bbq's or evening drinks. Not to mention there is a separate bark area which lends itself as a great space to make your own playground for your little ones to enjoy. This property also accommodates a driveway to the front allowing for ample off road parking.

Call now to book a viewing!!





#### Hall

With access to;

#### Living Room/Dining Room 11'9" x 24'0"

Open plan reception room offering great versatility and entertaining opportunities. The living area also comes fitted with a feature fireplace. Window to the front elevation and built in storage cupboards located under the stairs. Dual aspect windows to the front and rear elevations.

#### Kitchen 7'10" x 16'0"

Complete with a range of matching cabinets, inset sink and drainer, integrated appliances and dual aspect windows to the front and rear. Further space and plumbing for a washing machine and tumble dryer. External door to the side elevation.

#### Landing

Window to the side elevation and further access to;

#### Bedroom One 10'0" x 12'3"

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

#### Bedroom Two 10'0" x 11'6"

With carpeted flooring, central heating radiator, built in wardrobe and a window to the front elevation.

#### Bedroom Three 5'11" x 9'3"

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

#### Bathroom 5'4" x 5'10"

Three piece suite including a hand wash basin, low flush wC and a bath with an

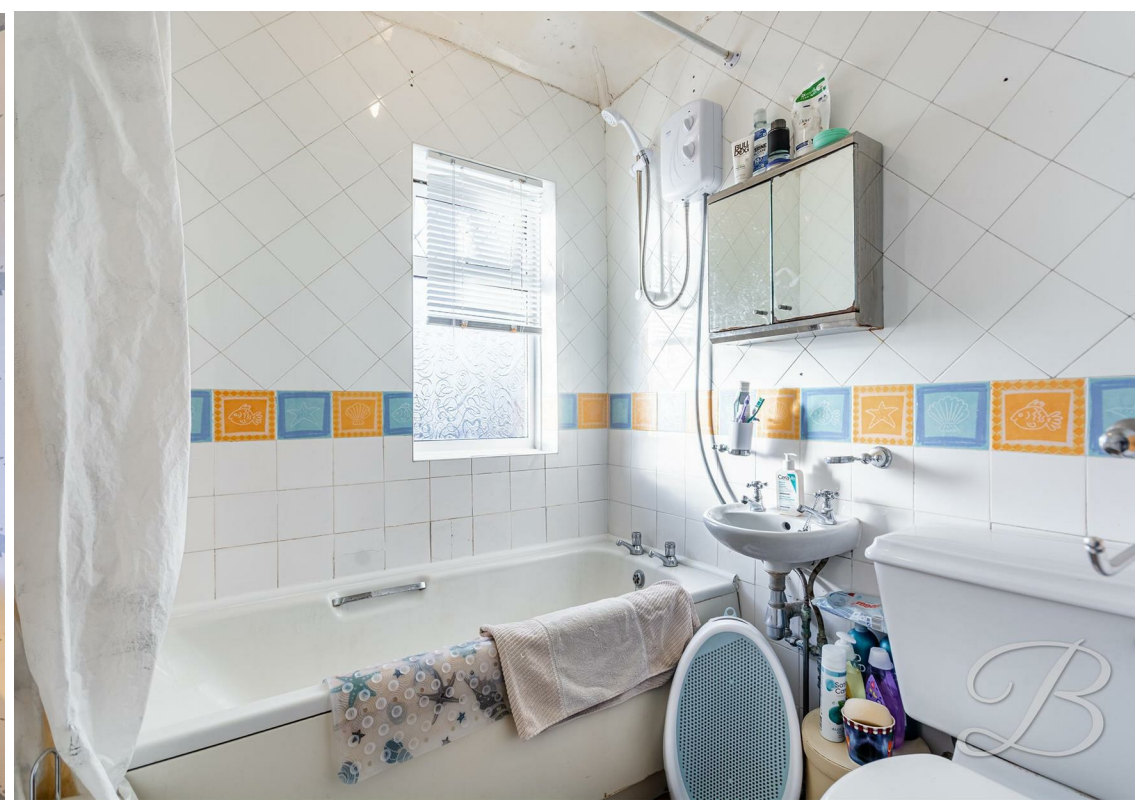


overhead shower. Window to the front elevation.

#### Outside

Easy to maintain frontage with a spacious paved driveway allowing for ample off road parking. The rear garden is mainly laid to lawn with a patio seating area, separate children's area and fence surround.







Ground Floor  
51sq.m/545.14sq.ft  
Approx.



First Floor  
38sq.m/409.01sq.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) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>62</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		<b>G</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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BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | [mansfield@buckleybrown.co.uk](mailto:mansfield@buckleybrown.co.uk) | [www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

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