



Guide Price £150,000 Freehold

2 KENSINGTON CLOSE | | SUTTON-IN-ASHFIELD | NG17 1EJ

BuckleyBrown
ESTATE AGENTS

**** GUIDE PRICE £150,000 - £160,000 ** PERFECT FIRST HOME...**

Situated in a convenient and popular location in Sutton-in-Ashfield, nearby amenities and transport links. This well-maintained three-bedroom terraced home offers comfortable and versatile living across two floors. The ground floor begins with a cosy and welcoming lounge at the front of the property, ideal for relaxing evenings or hosting guests.

To the rear, the spacious open-plan kitchen and dining area is both stylish and practical, featuring a range of matching wall and base units, integrated appliances, and generous worktop space. There's plenty of room for a dining table and chairs, making it a perfect setting for family meals or entertaining. The layout allows for a natural flow of light and space throughout the ground floor.

On the first floor, the property comprises three well-proportioned bedrooms, offering flexibility for families, guests, or even a home office. The family bathroom is fitted with a three-piece suite including a bath with shower over, ideal for both quick morning routines and relaxing soaks in the evening.

Outside, the property enjoys a spacious rear garden with a paved patio area—ideal for outdoor dining or entertaining in warmer months—as well as a lawned section, perfect for children or pets. To the front, there's a small lawned garden alongside off-street parking, adding both practicality and curb appeal.





Hall

Hallway leading into living room.

Lounge 15'8" x 15'10"

Spacious lounge area with carpeted flooring, central heating radiator, window to the front elevation and an access door leading through to the dining room

Dining Room/Kitchen 8'5" x 9'10"

Open plan dining room/kitchen area with modern kitchen cupboards, integrated appliances such as a fridge/freezer, oven and space for more, work top space above, an inset sink, laminate flooring and ample space for a dining table and chairs.

Landing

landing with access to the first floor.

Bedroom One 9'0" x 13'8"

Bedroom with carpeted flooring, central heating radiator and a window to the front elevation.

Bedroom Two 8'7" x 12'1"

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

Bedroom Three 6'5" x 10'0"

Bedroom with carpeted flooring, central heating radiator and a window to the front elevation.

Bathroom 5'5" x 6'10"

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

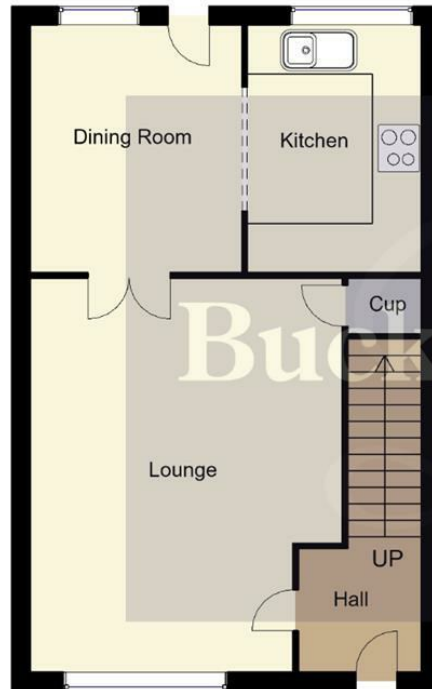
Outside



To the front of the house is a small fenced lawn area. To the rear is a spacious patio area.



Ground Floor
43 Sq.m/ 463.12 Sq.ft
Approx



First Floor
44 Sq.m/ 471.19 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		
(81-91) B		
(69-80) C		
(55-68) D	73	79
(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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BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

www.buckleybrown.co.uk

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

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