



£225,000 Freehold

33 BIRCHWOOD DRIVE | | SUTTON-IN-ASHFIELD | NG17 3EY

**BuckleyBrown**  
ESTATE AGENTS



A WARM WELCOME!... Don't stop here, were here to present this property on Birchwood Drive, Sutton-In-Ashfield, offering a perfect blend of comfort and convenience. The area is known for its friendly community and proximity to local amenities, making it an ideal location for families and professionals alike. With easy access to nearby parks and schools, this home is perfectly situated for those seeking a peaceful yet connected lifestyle.

As you step inside, you are greeted by a warm and inviting reception room, which serves as the heart of the home. This spacious area is perfect for entertaining guests or enjoying quiet evenings with family. The well-appointed kitchen/diner is adjacent, providing ample space for culinary creations and casual dining. Complemented by sliding doors and a versatile conservatory.

Venturing upstairs, you will find three generously sized bedrooms! The natural light that floods these rooms creates a bright and airy atmosphere, making them perfect for personalisation to suit your style. Just off the landing is a modern three piece bathroom.

Outside, the property boasts a lovely garden that invites you to enjoy the fresh air and sunshine. The front boasts a private driveway and garage for secure off road parking! With its perfect location and inviting features, this property is a wonderful opportunity for anyone looking to settle in Sutton-In-Ashfield.

Call now to arrange a viewing!





#### Hall

Accessible from the side elevation and further access to;

#### Living Room 15'5" x 11'10"

Carpeted flooring, central heating radiator and windows to the front.

#### Kitchen 15'3" x 6'11"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and space for additional appliances. Window to the rear.

#### Dining Room 15'3" x 10'4"

Ample space for your desired furnishings with sliding doors to the rear, giving access through to the conservatory.

#### Conservatory 16'8" x 7'6"

Versatile space with surrounding windows and patio doors to the rear garden.

#### Landing

Window to the side and leading access into;

#### Bedroom One 9'1" x 12'0"

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

#### Bedroom Two 9'7" x 12'0"

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

#### Bedroom Three 5'11" x 8'10"

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

#### Bathroom 6'7" x 7'3"

Modern three piece suite including a hand wash basin, low flush WC and a bath with an overhead shower for added convenience.



#### Outside

Private driveway and a single garage to the front offering secure off road parking. The rear garden hosts a large lawn area, patio space and fence surround.







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>84</b> |  |
| (81-91) <b>B</b>                            |           |           |  |
| (69-80) <b>C</b>                            |           |           |  |
| (55-68) <b>D</b>                            | <b>70</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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## 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](http://www.buckleybrown.co.uk)

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

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