

£225,000 Freehold



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.



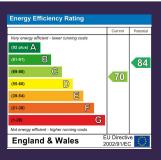




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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