



£180,000 Freehold

20 PEPPER STREET | | SUTTON-IN-ASHFIELD | NG17 5GE

**BuckleyBrown**  
ESTATE AGENTS



A WARM AND WELCOMING FAMILY HOME...Nestled in the charming area of Pepper Street, Sutton-in-Ashfield, this delightful semi-detached property offers a perfect blend of character and modern living. The property is ideally situated within a well-established residential area, providing a peaceful setting while remaining within easy reach of local amenities and transport links.

Upon entering the property, you are welcomed by a spacious ground floor hallway that sets the tone for the rest of the home. The living room is warm and inviting, making it an ideal space for relaxing or entertaining guests. The kitchen is well appointed, offering ample room for cooking and family gatherings. The ground floor also benefits from a generously sized first bedroom with its own en suite bathroom, providing comfort and privacy.

To the first floor are two further bedrooms, offering flexible accommodation for family living, guests, or home office use. These rooms are served by a well-equipped family bathroom, ensuring convenience for all occupants. The layout maximises space and natural light, creating a bright and welcoming atmosphere throughout.

Externally, the property features a charming garden that enhances its overall appeal. This outdoor space is ideal for enjoying the fresh air, hosting summer barbecues, or unwinding in a pleasant setting, with ample room for gardening or outdoor activities.





## Hall

Hallway leading to;

## Living Room 12'4" x 13'3"

Vinyl flooring with central heating radiator, feature fireplace and a bay window to the front elevation.

## Kitchen 9'3" x 16'6"

A well-appointed kitchen with matching cabinetry, generous worktop space, integrated appliances including a washing machine, an inset sink, and a tiled backsplash, with additional space for dining furniture.

## Bedroom One 13'10" x 14'6"

Spacious bedroom with laminate flooring, built-in cupboards, a central heating radiator, and a window to the rear

elevation. The room also benefits from access to its own en suite.

## En Suite 5'11" x 6'5"

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

## Landing

Landing leading to the first floor.

## Bedroom Two 10'9" x 15'1"

Spacious bedroom with central heating radiator, window to the front elevation.

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

Spacious bedroom with central heating radiator, window to the rear elevation.

## Bathroom 7'4" x 7'4"

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

## Outside



Gated driveway to the front elevation. To the rear is a spacious gravelled garden area with decking, ideal for patio use.





Ground Floor  
68 Sq.m/ 727.65 Sq.ft  
Approx



First Floor  
37 Sq.m/ 401.24 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	70	79
(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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