



**Oak Tree Road, Sutton-In-Ashfield NG17 4GU**

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**Oak Tree Road, Sutton-In-Ashfield**

This Three Bedroom Semi Detached Home can be found in the popular residential area of Sutton in Ashfield. Offering accommodation over three floors and is finished with low maintenance gardens and a driveway. This is a perfect property for any first time buyers or investors alike.



### **Dining Room**

12' 3" x 10' 3" Max Into Chimney ( 3.73m x 3.12m Max Into Chimney )

A front facing PVCu double glazed door opens to this dining room. Offering an open fire and wood effect laminate flooring, this dining room is finished with a front facing PVCu double glazed window.

### **Hallway**

This hallway offers access to the lounge.

### **Lounge**

12' 4" Into Chimney Recess x 12' 2" ( 3.76m Into Chimney Recess x 3.71m )

This well appointed lounge offers both a rear and side facing PVCu double glazed window. Whilst a log burner can be found to this lounge it is finished with solid wood flooring and stairs which rise to the first floor accommodation.

### **Kitchen**

10' 3" x 6' 4" ( 3.12m x 1.93m )

Fitted with a range of wall, base and drawer shaker units with complementary oak worksurfaces and a stainless steel sink and drainer with mixer tap. An electric oven can be found to the units with an induction hob over and extractor above. Further features include an integrated fridge freezer and automatic washing machine. Completing this kitchen is a side facing PVCu double glazed door opening to the rear gardens.

### **Landing**

Stairs rise to the first floor accommodation, offering access to the bedrooms and bathroom, whilst stairs rise to the master bedroom.

### **Bedroom Two**

12' 2" x 12' 3" ( 3.71m x 3.73m )

This Bedroom is rear facing and consists of PVCu double glazed windows. Whilst it is fitted with a central heating radiator and completed with the perfect sized cupboard for storage.

### **Bathroom**

This rear facing Bathroom is fitted with PVCu double glazed windows. This Bathroom consists of a low flush w.c and a wall mounted hand wash basin. Offering a free standing bath whilst the floor is finished with tile effect vinyl.

### **Bedroom Three**

10' 4" Into Chimney Recess x 12' 3" ( 3.15m Into Chimney Recess x 3.73m )

Bedroom Three is found at the front of the property and is finished with PVCu double glazed windows and a central heating radiator.

### **Bedroom One**

Stairs rise to this second floor master bedroom, offering a side facing PVCu double glazed window and a central heating radiator. Please Note: This room contains some restricted head heights.

### **Outside And Exterior**

This property found on Oak Tree Road offers a driveway to the side of the home.

The gardens to the rear of the home opens to a paved patio, offering an outdoor seating area. Whilst the gardens extend to an artificial lawn as well as a decked seating area perfect for further seating. The garden is bordered with plants whilst there are two outbuildings completing the garden space.



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## Oak Tree Road, Sutton-In-Ashfield

- Council Tax Band A
- Three Bedroom Semi-Detached Home
- Popular Residential Area of Sutton in Ashfield
- Dining Room, Lounge and Kitchen
- Two First Floor Bedrooms and Bathroom, Second Floor Master Bedroom

Tenure: Freehold EPC Rating: D

**£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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