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FOR SALE



Windmill Close  
Sutton-In-Ashfield



# Windmill Close Sutton-In-Ashfield NG17 5EQ

for sale offers over  
**£220,000**



## Property Description

Hall & Benson are delighted to offer this THREE bedroom mid town house with accomodation briefly comprising of entrance hall, downstairs WC and open plan kitchen/family room to the ground floor, with two good sized bedrooms and family bathroom located on the first floor and a master bedroom with ensuite shower room to the second floor. The property is conveniently located close to Sutton-in-Ashfield Town Centre close to a wide range of local amenities including a range of shops and supermarkets alongside primary and secondary schools. With Sutton Lawns being a short distance away this is the perfect home for families. With excellent transport links, providing easy access to the M1 and A38. Viewing is highly recommended.

## Entrance Hall

## Open Plan Lounge/Kitchen

Irregular Shaped Room 26' 2" x 15' 7" ( 7.98m x 4.75m)

## L Shaped Room

Kitchen area comprising of wall and base units, integrated dishwasher, fridge freezer, electric oven and ceramic hob, inset sink with mixer tap, tiled splashbacks, window to the front elevation, open plan to lounge- carpet, patio doors to rear elevation, radiator

## Downstairs W/C

comprising of w/c, wash hand basin and radiator

## First Floor Landing

## Bedroom Two

13' 8" x 8' 9" ( 4.17m x 2.67m )  
carpet, radiator, window to rear elevation

## Bedroom Three

12' 5" x 8' ( 3.78m x 2.44m )  
carpet, radiator, window to front elevation

## Family Bathroom

comprising of panel bath with shower over, tiled splashbacks, wash hand basin, w/c, laminate flooring window to rear elevation.

## Bedroom One

15' 7" x 16' 4" ( 4.75m x 4.98m )  
carpet, radiator, window to the front elevation,

## Ensuite

walk in shower, wash hand basin, wc, velux window, radiator

## External

The rear benefits from a landscaped rear garden, benefitting from patio and lawn area with a gate leading to the two allocated parking spaces. The front benefits from mature shrubs with ample kerb appeal.











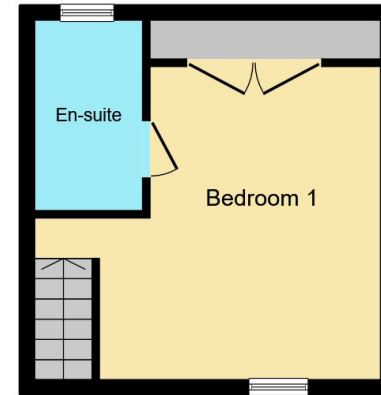




**Ground Floor**



**First Floor**



**Second Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Hall & Benson on

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**EPC Rating: C**

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Tenure: Freehold



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