



Corene Avenue
Sutton-In-Ashfield



Property Description

Hall and Benson are delighted to offer for sale this two bedroom semi-detached home located in a popular area of Sutton-In-Ashfield. The beautifully presented accommodation briefly comprises; Hall with stairs rising to the first floor, breakfast kitchen, utility area, downstairs W/C and lounge with bay window to the front elevation. The first floor has a landing with doors leading to; two double bedrooms and family bathroom. The front of the home has off road parking and pathway leading to the entrance of the home. The rear of the home has an enclosed low maintenance rear garden. Viewing essential to fully appreciate the accommodation on offer.

Hallway

The home is entered via a UPVC door into the hallway having stairs rising to the first floor and doors leading to;

Lounge

13' 2" x 12' 4" (4.01m x 3.76m)

Having a UPVC bay window to the front elevation and attractive gas fire with feature fire surround, gas central heating radiator, hardwood flooring and ceiling light.

Kitchen

12' 4" x 12' 1" (3.76m x 3.68m)

Having an attractive matching range of wall and base units and complementary worktop incorporating a belfast style sink, gas hob with electric fan assisted oven under, floor

heater and extractor fan. Under stairs storage cupboard, electric fire in feature fire surround and archway to the utility area.

Utility Area

6' 11" x 6' 1" (2.11m x 1.85m)

Fitted with a range of base units with complementary rolltop work surfaces. Having a tiled floor, gas central heating radiator, UPVC window to the side elevation, space for white goods and door to the rear garden.

Downstairs Cloakroom

Fitted with a pedestal wash hand basin, low level W/C, gas central heating radiator, UPVC double glazed window to the side elevation and tiled floor.

First Floor

Landing

With doors leading to;

Bedroom One

12' 3" x 13' 3" (3.73m x 4.04m)

With a UPVC double glazed bay window to the front elevation, hardwood flooring, gas central heating radiator and ceiling light.

Bedroom Two

12' 6" x 9' 4" (3.81m x 2.84m)

With a UPVC double glazed window to the rear elevation, wood flooring, gas central

heating radiator and ceiling light.

Bathroom

With a UPVC double glazed window to the side elevation and vinyl flooring. Fitted with a white three piece suite incorporating a paneled bath with an independent electric shower, a low level W/C , pedestal wash hand basin and heated towel rail.

Outside

The front of the home has off road parking and pathway leading to the entrance door. The rear of the home has an enclosed low maintenance rear garden with timber shed and gated access to the side of the home.









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

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Tenure: Freehold



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