



Gilcroft Street, Sutton-In-Ashfield, Nottinghamshire NG17 3EL

2 1 1 EPC B

Offers In The Region Of
£190,000

P I N E W O O D



Gilcroft Street Sutton-In-Ashfield Nottinghamshire NG17 3EL



Offers In The Region Of £190,000

2 bedrooms
1 bathrooms
1 receptions

- ****NO CHAIN****
- 2023 fitted combi boiler
- Lovely south facing garden space, perfect for outdoor living or entertaining guests
- Freehold - Council Tax Band: A
 - 2 cosy bedrooms
 - Modern bathroom
- Spacious reception room
- Semi-detached new build
- Prime Sutton-In-Ashfield location
 - Ideal for first-time buyers



****MODERN 2023-BUILT SEMI-DETACHED HOME WITH NO CHAIN – READY TO MOVE STRAIGHT IN****

Welcome to this beautifully presented semi-detached property on Gilcroft Street, nestled in the popular town of Sutton-in-Ashfield, Nottinghamshire. Completed in 2023, this stylish modern home offers 631 sq ft of thoughtfully planned living space, ideal for first-time buyers, couples, or small families seeking comfort and convenience.

Inside, a bright and well-proportioned reception room sets the tone, providing a warm and versatile space for relaxing, hosting, or everyday living. The property includes two generous bedrooms designed for rest and privacy, along with a contemporary bathroom finished to meet modern expectations. The kitchen / diner features modern and sleek designs with a door and window that lead out to the stunning garden area.

Practicality is a key feature here, with off-street parking for two vehicles—an invaluable benefit for busy households. Gilcroft Street itself offers a calm residential setting while keeping you close to essential amenities, schools, green spaces, and transport links.

With its modern design, efficient layout, and move-in-ready appeal, this lovely home represents a fantastic opportunity to settle into a vibrant and welcoming community. Don't miss your chance to make it yours.

Video tour available, take a look around!

Contact Pinewood Properties for more information or to book a viewing!

Lounge

12'3" x 13'7" (3.73m x 4.14m)

This inviting lounge is a generous and bright space, carpeted for comfort and featuring two windows that allow plenty of natural light to fill the room. Its neutral walls provide a calm backdrop, ideal for both relaxing and entertaining. The room's layout offers ample space for a large sofa and additional furniture, creating a warm and welcoming environment.

Kitchen/Diner

12'3" x 10'11" (3.73m x 3.33m)

The kitchen/diner combines practicality with a bright, airy feel. Fitted with modern white units and complemented by marbled effect work surfaces, this space is well-equipped with space for an oven and hob, plus space for essential appliances including a washing machine and tall fridge freezer, which can be included in the sale (contact vendor regarding this). The room benefits from natural light through a window over the sink and a door providing access to the rear garden, while the patterned flooring adds a contemporary touch. There is also room for a small dining table, making this an ideal space for family meals and casual dining.

WC

3'7" x 5'1" (1.09m x 1.54m)

This practical cloakroom provides a convenient WC with a modern white suite, including a compact basin and toilet. A small window allows natural light to brighten the space.

Hallway

A compact yet welcoming entrance hallway greets visitors, offering a practical space to store coats and shoes. It features a neutral décor and leads directly into the lounge.

Bedroom 1

12'3" x 10'7" (3.73m x 3.22m)

Bedroom 1 is a serene and restful room with a soft carpet underfoot and dual windows that provide ample daylight. The room includes a built-in wardrobe with mirrored sliding doors, enhancing the sense of space and providing generous storage. Neutral walls and tasteful fittings create a calm atmosphere, ideal for relaxation.

Bedroom 2

12'3" x 7'10" (3.73m x 2.39m)

Bedroom 2 is a comfortably sized room, carpeted and brightened by a single window. It provides a versatile space that could be ideal as a guest room, children's bedroom, or home office, with neutral walls enhancing the flexibility of use.

Bathroom

5'7" x 5'2" (1.70m x 1.57m)

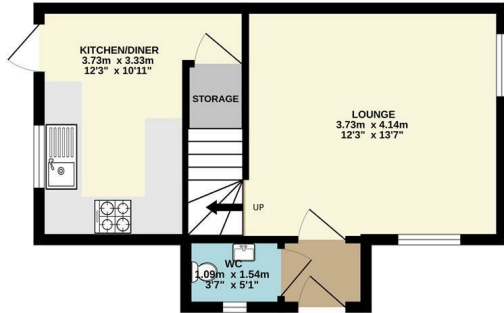
The bathroom features modern tiling throughout and a white suite comprising a bathtub with shower, a toilet, and a pedestal sink. A frosted window allows natural light to enter while maintaining privacy.

Rear Garden

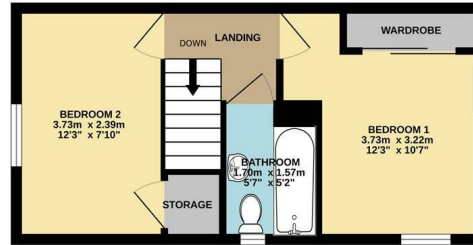
The rear garden is a well-maintained outdoor space, enclosed by a mix of brick and wooden fencing for privacy and security. It features a lawn, a paved patio area perfect for outdoor furniture, and a small seating area with space for garden furniture, offering a pleasant spot to relax or entertain.



GROUND FLOOR
31.0 sq.m. (334 sq.ft.) approx.

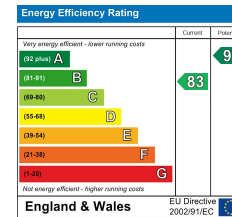


1ST FLOOR
27.6 sq.m. (297 sq.ft.) approx.



TOTAL FLOOR AREA : 58.6 sq.m. (631 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



Exterior

The exterior of this property features a lovely new garden, with new fencing so it is fully enclosed and private. New turf on the grass and a lovely paved area for seating during those summer months create a perfect outdoor space with the sun hitting the garden around mid-day.

The extended plot of this property is a standout, featuring a fully decorated front garden and 2 parking spaces at the end of the garden.

General Information

EPC: B rated
Council Tax Band: A
Gas Central Heating
Total Floor Area
uPVC double glazing
2023 Fitted Combi boiler
Cavity wall insulation, loft insulation and damp proof course

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

Reservation Agreement

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.
The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

Mansfield branch
24 Albert Street
Mansfield, NG1
01623 621001

Clowne branch
26 Mill Street,
Clowne, S43 4JN
01246 810519

Clay Cross branch
20 Market Street,
Clay Cross, S45 9JE
01246 251194

Chesterfield branch
33 Holywell Street,
Chesterfield, S41 7SA
01246 221039

PINEWOOD

