



## 110 Searby Road, Sutton in Ashfield NG17 5HY

**£199,950**

Family home in a hugely popular location on a corner plot with ample parking for cars/caravan/motorhome. Competitively priced and early viewing advised.

- Generous through lounge/dining room
- Close to recreation ground
- Conservatory with solid roof
- Early viewing advised
- Refurbished bathroom

## DESCRIPTION AND SITUATION

This traditional semi detached home enjoys a nice position within this hugely popular neighbourhood and stands on a corner plot with return frontage to Roundhill Close giving excellent potential for off street parking for cars, caravan or motorhome.

The property lies within close proximity to the recreation ground and gains excellent access to an extremely popular Primary School.

The property provides comfortable living accommodation with a spacious through lounge/dining room. A conservatory has been built onto the rear and has a solid roof plus a radiator creating extremely useful additional room space that can be used throughout the year. At first floor level there are two double bedrooms and the single bedroom is of practical proportions.

This area of town has always been highly regarded. The property gains easy access into both Sutton in Ashfield and Kirkby in Ashfield with all of their facilities. It is well placed for easy access to the main road networks leading to Mansfield/Junction 28 of the M1 motorway and lies within easy reach of the Sutton Parkway Railway Station.

The property has been competitively priced and we have no hesitation in recommending an early inspection to avoid disappointment.

## ACCOMMODATION

The accommodation with approximate room sizes maybe more fully described as follows:

### OPEN STORM PORCH

### ENTRANCE HALL

With staircase giving access to the first floor accommodation, central heating radiator, under stairs storage cupboard with Baxi wall mounted gas condensing combination boiler.

### KITCHEN 8'3" x 8'2" (2.52 x 2.49)

Equipped with stainless steel single drainer sink unit, base and wall mounted storage cupboards, four ring electric hob/oven, plumbing for washer, space for fridge. Ceramic floor tiling. Double glazed window. Double glazed upvc door to garden.



**THROUGH LOUNGE/DINING ROOM 11'8" x 23'7" into bay (3.58 x 7.21 into bay)**

Electric focal fire inset to the chimney breast. Double glazed upvc french door giving access to the conservatory. Double glazed upvc bay window to the front. Two central heating radiators.

**CONSERVATORY 9'5" x 12'1" (2.88 x 3.7)**

With a solid roof and central heating radiator.

**FIRST FLOOR:****LANDING****BEDROOM 11'6" x 14'2" into bay (3.52 x 4.32 into bay)**

Double glazed bay window, central heating radiator.



**BEDROOM 11'6" x 11'7" (3.52 x 3.54)**

Fitted storage cupboard, double glazed window enjoying a pleasant aspect towards the recreation ground at the rear. Central heating radiator.

**BEDROOM 6'9" x 6'10" (2.08 x 2.09)**

A useable third bedroom with double glazed window and central heating radiator.

**BATHROOM 6'10" x 5'5" (2.09 x 1.67)**

Refurbished with a modern suite comprising a bath with shower from mixer tap and screen above, wash hand basin, chrome radiator and double glazed window.

**SEPARATE W.C**

Equipped with a low level W.C.

**OUTSIDE**

The property stands on a corner plot with return frontage to Roundhill Close. The forecourt is covered in concrete providing off street parking for several vehicles. Double wrought iron gates give access from Roundhill Close onto a concrete driveway that provides further parking for cars/caravan or motorhome. There is a large concrete yard to the left hand side of the property which could provide further parking if needed. The rear gardens are mainly laid to lawn along with a large paved patio with pergola and are ideal for the safe enjoyment by younger members of the family for summer entertaining/relaxation.



**OUTSIDE PHOTOS**



**ADDITIONAL OUTSIDE PHOTOS****TENURE**

Freehold. Vacant possession on completion.

**SERVICES**

All main services are available and connected. Drainage is to the main sewer.

**VIEWING**

Arranged with pleasure by the Sole Selling Agents.

**COUNCIL TAX BAND - B**

**DISCLAIMER**

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