



Cuttings Avenue
Sutton-In-Ashfield





Property Description

Burchell Edwards are happy to present this beautiful three bedroom semi-detached family home, located in a quiet and sought after area on Cutting Avenue, Sutton-In-Ashfield. The property is surrounded by local amenities and is within the catchment area for local schools making it a sought after location. However, the property itself supports parking for multiple vehicles with the driveway to the front, then to the rear a well established and reasonably sized garden with plenty of outdoor storage. The interior aspect consists of a lounge, dining room, fitted kitchen with pantry and a downstairs W.C. To the first floor you are met with three generously sized bedrooms and a fitted family bathroom.

Please contact us on 01623 627 727 to arrange a viewing.

Front

To the front of the property is a driveway providing off road parking for two vehicles and leading to the front door.

Entrance Hallway

Entered via composite front door leading into the entrance hallway which had hard wood flooring, wall mounted radiator, stairs off to the first floor and door leading into:-

Dining Room

13' 8" x 13' 7" into recess (4.17m x 4.14m into recess)

Having a continuation of hard wood flooring, a wall mounted radiator, UPVC double glazed French doors leading to the side garden, understairs storage and doors leading to the lounge and kitchen.

Lounge

10' 3" plus bay window x 10' 6" into chimney breast (3.12m plus bay window x 3.20m into chimney breast)

Having hard wood flooring, wall mounted radiator, UPVC double glazed bay window to the front elevation and a brick built fireplace with an open fire.

Kitchen

17' 3" x 6' 10" (5.26m x 2.08m)

Fitted with wall and base units with work surfaces over, inset a ceramic sink, tiled splashbacks, integrated fridge freezer and integrated dishwasher, large gas Range Master cooker with cooker hood over (subject to offers), tiled flooring, UPVC double glazed window to the side and UPVC double glazed window to the rear.

First Floor Landing

Having carpet flooring, UPVC double glazed window to the side and doors off to the bedrooms and bathroom.

Bedroom One

10' 3" x 10' 5" into chimney breast (3.12m x 3.17m into chimney breast)

Having carpet flooring, double glazed window to the front and wall mounted radiator.

Bedroom Two

10' 6" x 9' 10" (3.20m x 3.00m)

Having carpet flooring, UPVC double glazed window to the rear giving an aspect over stunning views and wall mounted radiator.

Bedroom Three

5' 8" x 6' (1.73m x 1.83m)

Having carpet flooring, wall mounted radiator, UPVC double glazed window to the front and loft access.

Family Bathroom

Having vinyl flooring, PVC cladding splashbacks, a bath with shower attachment, ceramic W.C with wash hand basin over and UPVC double glazed opaque window to the rear.

Rear

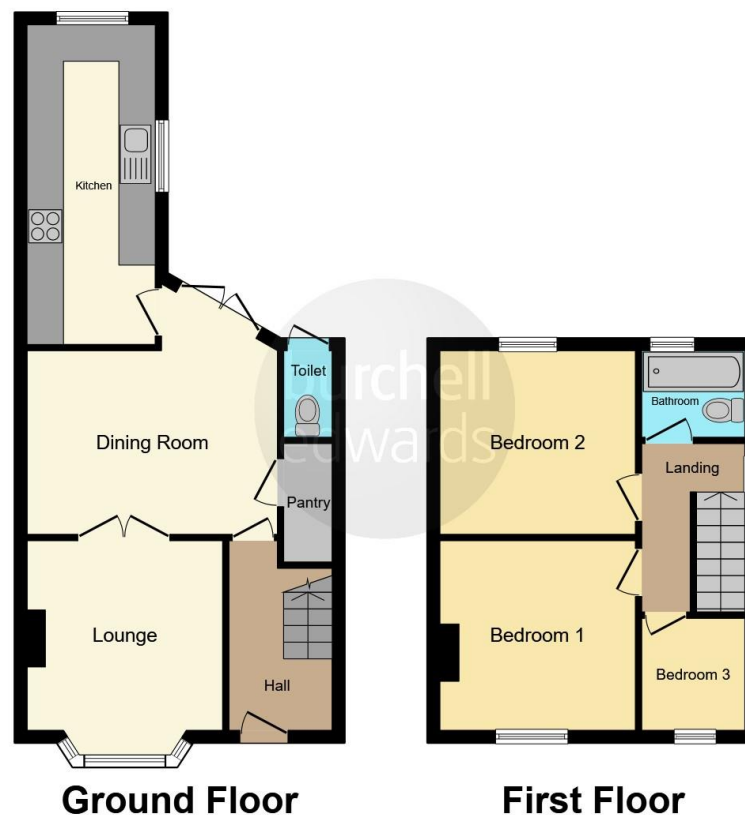
To the side the garden has a concrete

section, gated access to the front, access to the a shed and is fenced off. There is a further gate leading to the rear garden where there is loose stone areas, lawned areas, a planted area and two sheds which both have electrics. The garden also offers stunning views over open fields.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/MFD207885



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