



Strawcroft Church Street
Sutton-In-Ashfield





Property Description

PERIOD FEATURES THROUGHOUT / PRIVATE DRIVEWAY / OPEN PLAN LIVING / PLANNING PERMISSION

ONE OF A KIND VICTORIAN PROPERTY! Burchell Edwards are excited to bring to the market this incredibly unique and beautiful, bay fronted period family home featuring a stained glass window as well as picture rails & cornicing throughout. The property is just a two minute walk from the town centre and sits within the catchment area for good Ofsted rated primary & secondary schools. A viewing is highly recommended to appreciate how stunning this property is but briefly comprises of; entrance hall with original tiles, lounge with ceiling rose, utility room with space for free standing washer & dryer, a large open plan kitchen living area with high-spec integrated appliances and bi-folds leading to the rear garden. The first floor offers; three double bedrooms and a spacious family bathroom. Externally, the property sits on a beautiful plot with private driveway and a rear garden with large shed which is ideal for storage. The property also benefits from planning permission for a two-dormer loft extension with bedroom, ensuite & dressing room. Please contact Burchell Edwards today to arrange a viewing!

Entrance Porch

With UPVC double glazed door to the side elevation and original tiled flooring.

Entrance Hall

With original wooden door to the side elevation, original tiled flooring, radiator and stairs leading to the first floor.

Lounge

15' 7" plus bay window x 12' 7" into chimney breast (4.75m plus bay window x 3.84m into chimney breast)

UPVC double glazed bay window to the front elevation, solid wooden flooring, original open fire place and radiator.

Dining Area

12' 7" x 13' 7" plus door recess (3.84m x 4.14m plus door recess)

UPVC double glazed windows to the front & side elevations, laminate flooring, radiator and open plan to;

Kitchen Area

13' plus door recess x 17' into chimney breast (3.96m plus door recess x 5.18m into chimney breast)

Fitted with matching wall and base units, work surfaces over that incorporates one & a half stainless steel sink with mixer tap, complementary tiled splashbacks, integrated AEG appliances including; five ring gas hob, double electric oven, fridge freezer & dishwasher, cooker-hood extractor fan, island with breakfast bar, storage and integrated wine cooler, down spotlights, integral fire place with glass front, laminate flooring and UPVC double glazed bi-fold doors to the rear elevation leading to the garden.

Utility Room

.11' 1" plus door recess x 4' 6" (3.38m plus door recess x 1.37m)

Two UPVC double glazed window to the side elevation, wall units, work tops, tiled flooring, GCH combi boiler and plumbing for washing machine & dryer.

W.C

Fitted with W.C, wall hung wash hand basin with tiled splashback, tiled flooring and UPVC double glazed window to the side elevation.

Landing

Original stain glass window to the side elevation, picture rails, carpet flooring and access to bedrooms and family bathroom.

Bedroom One

12' 8" x 13' 6" into chimney breast (3.86m x 4.11m into chimney breast)

Dual aspect UPVC double glazed windows to the front & side elevations, laminate flooring

and radiator.

Bedroom Two

15' 6" x 12' 7" (4.72m x 3.84m)

UPVC double glazed bay window to the front elevation, built in wardrobes, carpet flooring and radiator.

Bedroom Three

13' x 9' 8" (3.96m x 2.95m)

UPVC double glazed window to the rear elevation, carpet flooring and radiator.

Bathroom

Fitted with panelled bath with glass shower screen & shower over, W.C, pedestal wash hand basin, tiled flooring, partly tiled walls & splashbacks and chrome towel rail.

Front

The property is set back from the road with private driveway providing off road parking, stone wall boundary, a range of trees, shrubs, bushes & plants and gated side access leading to the rear garden.

Rear

The rear garden offers a section which is mainly laid to lawn with; seated patio area, slated flower bed boarder, original stone wall boundary and access to a large wooden shed.









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: E

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/MFD208094



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