



Sutton Road
Mansfield





Property Description

Burchell Edwards are proud to present this gorgeous, traditional three bedroom detached family home located on Sutton Road, Mansfield.

The location itself speaks volumes, being on a sought after strip of Mansfield with easy access to major road links and being within a short distance of Kings Mill hospital and other amenities, such as petrol stations and shops.

Sutton Road sits on a fantastic plot, and we mean it! There is off street driveway parking to the front & side of the property, plus further parking all the way to the back of the property leading up to the detached garage that this beautiful family home also benefits from.

Upon entry you have a lovely entrance hallway showing great character, which in turn leads off to a large bay fronted lounge, a large dining room with a bay window to the rear and the kitchen with fully fitted units and storage.

To the first floor you have three bedrooms, two of which are generous doubles and then a three piece fully fitted family bathroom that has a waterfall shower and tiled splash backs.

The rear garden is very deceptive in size and is made up of a mixture of block paved, lawned, slabbed and wood chipped sections providing the remaining section of the drive, a seating patio area, a current child's play area and a greenspace. The garden is fully enclosed with fencing to all sides.

We fully expect this property to tick all of your boxes, so get yourself booked in to see it on 01623 627727!

Entrance Porch

Accessed via UPVC door leading into the porch where there is tiled flooring, double glazed window to the side and door leading into the entrance hallway.

Hallway

Having laminate flooring, a wall mounted radiator, stairs off to the first floor and doors leading to:

Lounge

12' 3" Into chimney breast x 13' 3" Into bay window (3.73m Into chimney breast x 4.04m Into bay window)

Having double glazed bay window to the front elevation, carpet flooring, wall mounted radiator, electric fire, feature wood panel wall and surround sound speakers.

Dining Room

11' 6" Into chimney breast x 15' 6" Into bay window (3.51m Into chimney breast x 4.72m Into bay window)

Having double glazed bay window to the rear elevation, laminate flooring, wall mounted radiator, original fireplace and surround sound speakers.

Kitchen

13' 10" x 6' 10" Plus door recess (4.22m x 2.08m Plus door recess)

Fitted with matching wall and base units with work surfaces over, inset sink and drainer with mixer tap over, integrated dishwasher, tiled splashbacks, integrated electric oven with gas hob and extractor hood over, double glazed windows to the side and rear elevation, UPVC double glazed door to the side elevation and spot lighting.

First Floor Landing

Having carpet flooring, double glazed window to the side elevation, spot lights and loft access which houses the boiler.

Bedroom One

13' 8" Into bay window x 11' 8" Into chimney breast (4.17m Into bay window x 3.56m Into chimney breast)

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

Bedroom Two

13' x 11' Into chimney breast (3.96m x 3.35m
Into chimney breast)

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

Bedroom Three

6' 9" x 7' 5" (2.06m x 2.26m)

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

Bathroom

Having free-standing bath with waterfall shower, low level W.C, wash hand basin, tiled splashbacks, tiled flooring, double glazed window to the rear, wall mounted towel radiator and spot lights.

Front

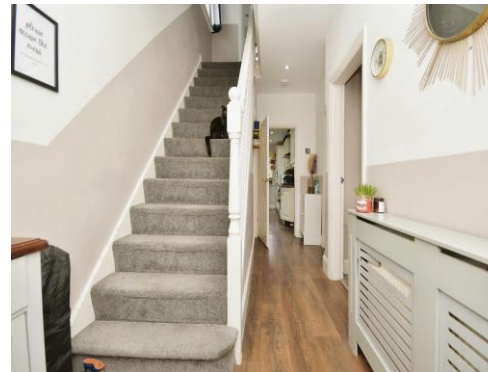
To the front the property has blocked paved driveway providing ample off road parking and gated side access to the rear.

Rear

To the rear the garden is mainly laid to lawn with a paved area leading to the detached garage, slabbed seating area and enclosed by fencing

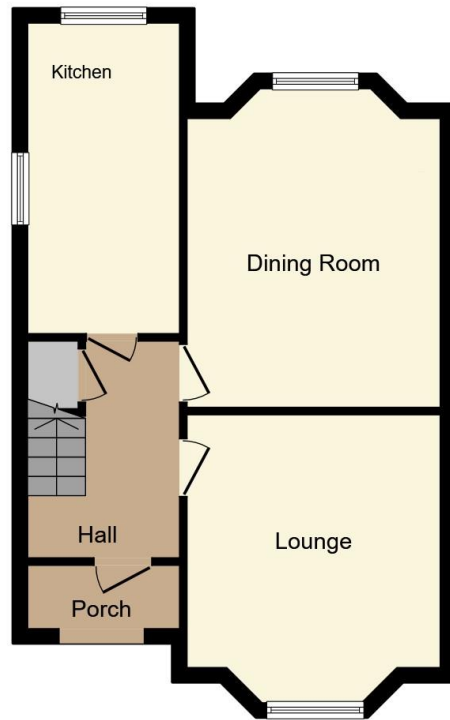
Garage

Having up and over door with electrics and being detached from the property.

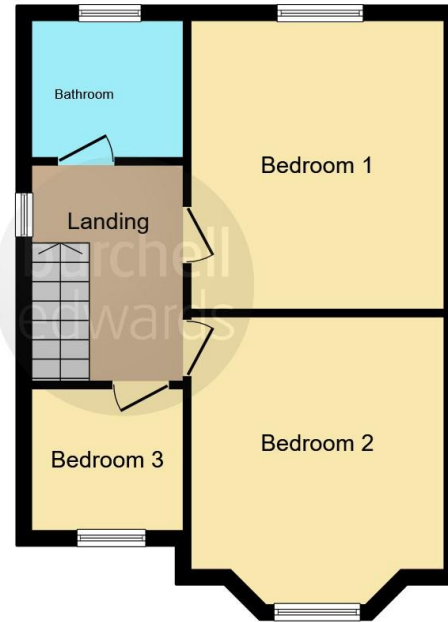




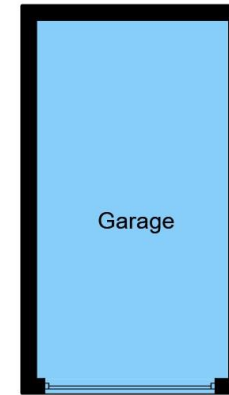




Ground Floor



First Floor



Garage

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/MFD208152



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