



Bramble Croft
SUTTON-IN-ASHFIELD



Bramble Croft SUTTON-IN-ASHFIELD NG17 1HJ

for sale offers over
£240,000



Property Description

Burchell Edwards are proud to market this well presented Three bedroom detached house, located in the very sought after estate in Sutton In Ashfield on the Ashfields estate.

This property is deceptive throughout and we highly advise you to view to appreciate what's on offer.

In short, Bramble Croft has three double bedrooms, all with fitted wardrobes and storage and the master having a three piece en-suite. There is also a downstairs WC as well as a family bathroom here.

To the ground floor upon entry, you are met with an entrance hallway that shoots off to a downstairs W.C, a generously sized lounge with french doors to the garden, a dining room and a fully fitted kitchen. This property would benefit from opening up the kitchen to the diner and creating an open plan aspect in our opinion.

Then completing the upstairs space are the bedrooms and the family bathroom which holds a three piece suite.

To the rear is the privately enclosed garden being mainly laid to lawn and providing access to the garage.

This property sits within close proximity to local amenities, schools and benefits from the road links that are easily accessible. To add there is a GP Surgery within walking distance and petrol stations within a mile radius.

Please contact the team on 01623 627727 to discuss further!

Front

To the front of the property is a laid lawn section with mature trees and shrubs, driveway to the side providing off road parking, access to the garage and gated side access to the rear garden.

Entrance Hallway

Accessed via UPVC door leading into the hallway with laminate flooring, a wall mounted radiator and doors off to:-

Downstairs W.C

Having low level W.C and wash hand basin, wall mounted radiator, vinyl flooring and double glazed opaque window to the front.

Lounge

16' 9" Plus door recess x 10' 2" (5.11m Plus door recess x 3.10m)

Having two double glazed windows to the front elevation, two wall mounted radiators, gas fire and French doors opening to the rear garden.

Dining Room

7' 11" Into recess x 10' 10" Into recess (2.41m Into recess x 3.30m Into recess)

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

Kitchen

.8' 4" Plus door recess x 14' 2" Into recess (2.54m Plus door recess x 4.32m Into recess)

Having matching wall and base units with work surface over and incorporating a stainless steel sink and drainer with mixer taps, double glazed window to the rear elevation and UPVC door to the rear leading to the garden, tiled splashbacks, understairs storage, integrated electric oven, gas hob with cooker hood over, wall mounted radiator and laminate flooring.

First Floor Landing

Having carpet flooring, double glazed window to the rear, airing cupboard and loft access.

Bedroom One

16' 10" Into recess x 10' 6" Into recess (5.13m Into recess x 3.20m Into recess)

Having carpet flooring, double glazed window to the front and rear elevations, two wall mounted radiators and fitted wardrobes.

En Suite

Having vinyl flooring, ceramic W.C and wash hand basin built into a vanity unit, walk-in shower with tiled splashbacks, double glazed opaque window to the front elevation and wall mounted radiator.

Bedroom Two

9' 5" Into recess x 9' 4" Into recess (2.87m Into recess x 2.84m Into recess)

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

Bedroom Three

11' 3" Into recess x 7' 2" Into recess (3.43m Into recess x 2.18m Into recess)

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

Bathroom

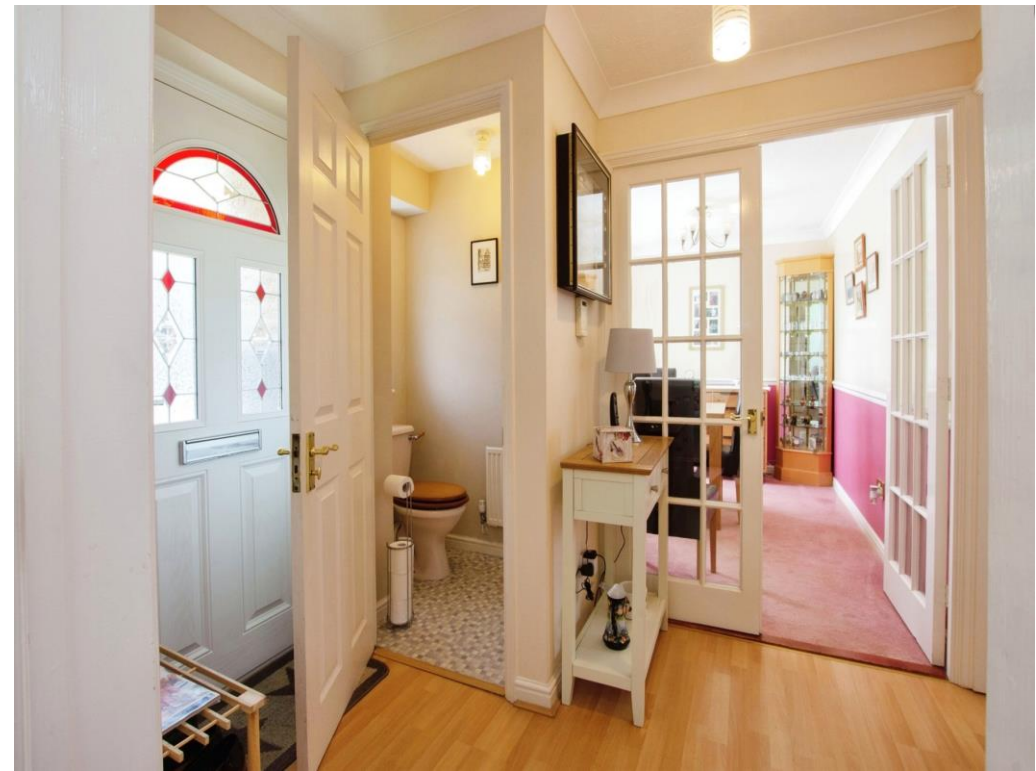
Having vinyl flooring, two double glazed opaque windows to the front elevation, wall mounted radiator, ceramic wash hand basin, low level W.C, a bath with mixer taps and shower attachment and tiled splashbacks.

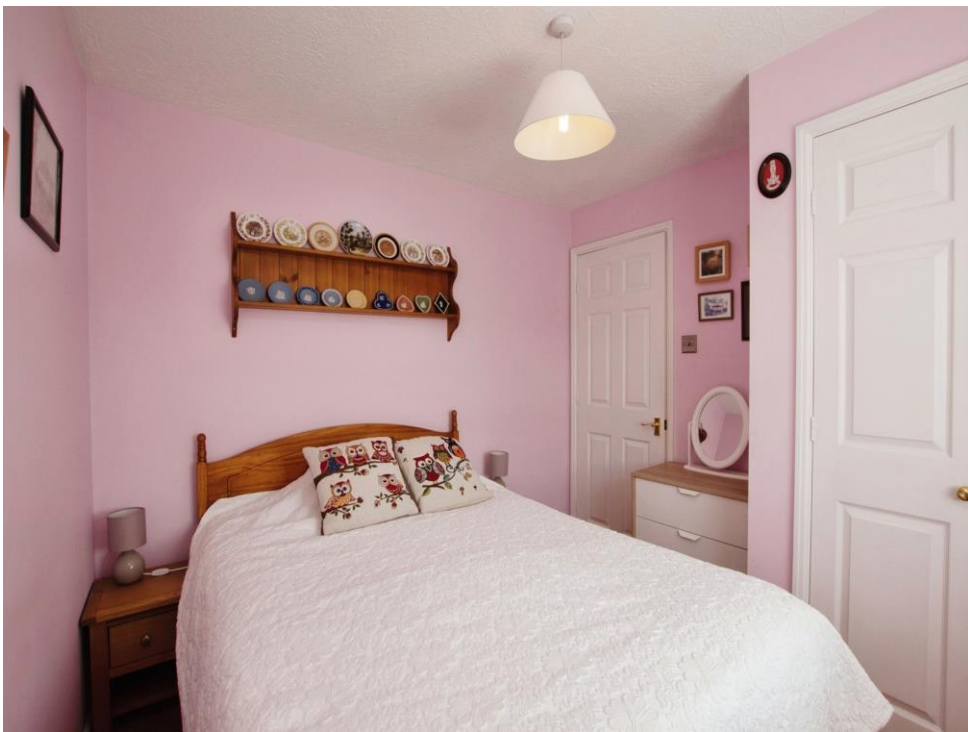
Rear

To the rear the garden is mainly laid to lawn with fenced boundaries, paved patio area, flowering beds, access to the garage and gated side access.

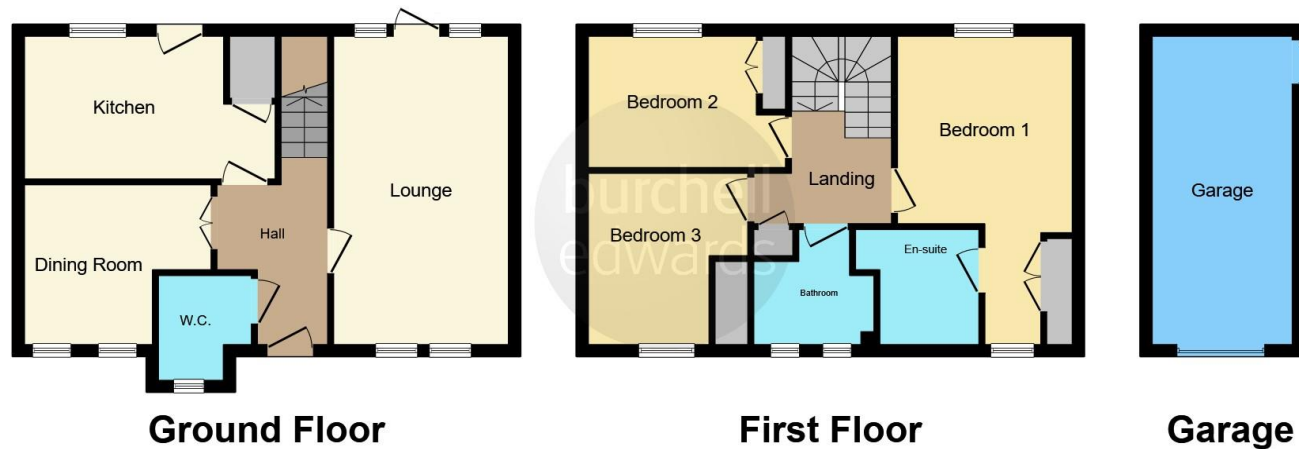
Garage

Having up and over door with electrics.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: C

Tenure: Freehold

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