



Sutton Road  
Mansfield

burchell  
edwards



# Sutton Road Mansfield NG18 5ET

for sale offers in the region of  
**£200,000**



## Property Description

In short, this ideal family home is situated in Mansfield, a market town and the administrative centre of the Mansfield District in Nottinghamshire and offers a mixture of great road links and public transport routes, easy access to local schools, and a wide range of amenities.

Upon entering the property from the front elevation, you are greeted by a spacious entrance hall with staircase to the first floor and access leading into the kitchen and lounge. The kitchen offers modern, matching wall and base mounted units, space for appliances and door access out on to the rear garden. On the ground floor you will also find an open plan lounge/diner benefitting from plenty of natural light from front facing bay window, patio doors to the rear and fireplace.

The first floor comprises of a landing space two good sized double bedrooms, and a third single bedroom. The family bathroom which is modern and complete with vanity and walk-in shower with white ceramic suite.

Externally, the property offers excellent street appeal with attractive bushes and pebbles garden area, a drive for two cars and access to the rear elevation via a secure lockable gate. The rear of the property is low maintenance mainly laid to lawn with fenced surround, flower beds and patio area.

For any enquiries, please contact us on 01623 627727

## Lounge/Diner

26' 2" x 12' ( 7.98m x 3.66m )

The lounge comprises of double-glazed window to front, wall mounted radiator, gas fire with surround and the dining area has French doors to the rear with wall mounted radiator and carpeted floor to finish to both.

## Kitchen

11' 3" x 7' 6" ( 3.43m x 2.29m )

The kitchen includes matching wall and base mounted units, stainless steel sink and drainer, double-glazed window to side, UPVC door to rear, spotlights, digital cooker hood, tiled splashback, and vinyl floor to finish.

## Landing

First floor landing with double-glazed window to side, access to loft, spotlights, and carpet flooring to finish.

## Bedroom One

15' 3" into bay window x 10' 5" ( 4.65m into bay window x 3.17m )

The master bedroom comprising of double-glazed bay window to front, wall mounted radiator, with carpeted floor to finish.

## Bedroom Two

10' 5" x 10' 3" ( 3.17m x 3.12m )

Bedroom two includes double-glazed window to rear, wall mounted radiator, and carpeted floor to finish.

## Bedroom Three

.7' 3" x 8' 7" ( 2.21m x 2.62m )

Bedroom three comprises of double-glazed window to front, wall mounted radiator, and carpeted floor to finish.

## Bathroom

The bathroom is finished with a ceramic sink in vanity and toilet, walk-in shower with UPVC panelled splashback, spotlights, double glazed window to rear, tiled splashback to all walls, and vinyl floor to finish.

## Front Elevation

The front of the property offers driveway parking for two cars, pebbled garden area with fenced surround and bushes and shrubs to finish. From here you will find gated access to the rear garden.

## Rear Elevation

A low maintenance, secure garden with stone boundaries, fenced surround, concrete patio area, lockable gated access, conifers to the rear, mostly laid to lawn, with tap and outside light.

## Outhouse

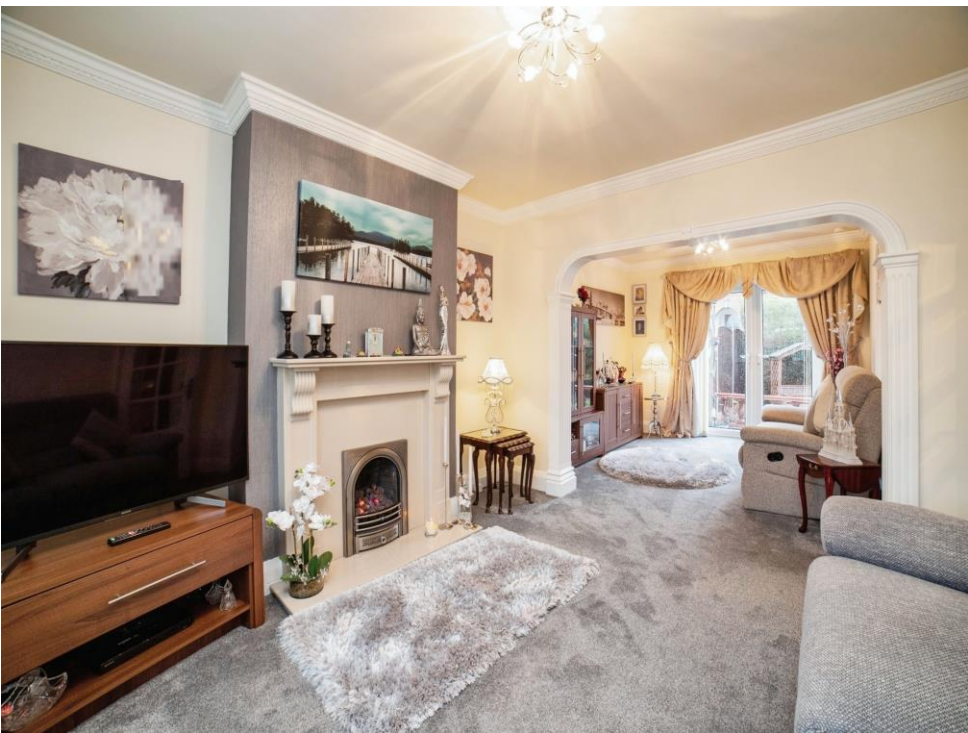
Unable to access as locked

## Agents Note

Carpets, curtains and blinds to remain

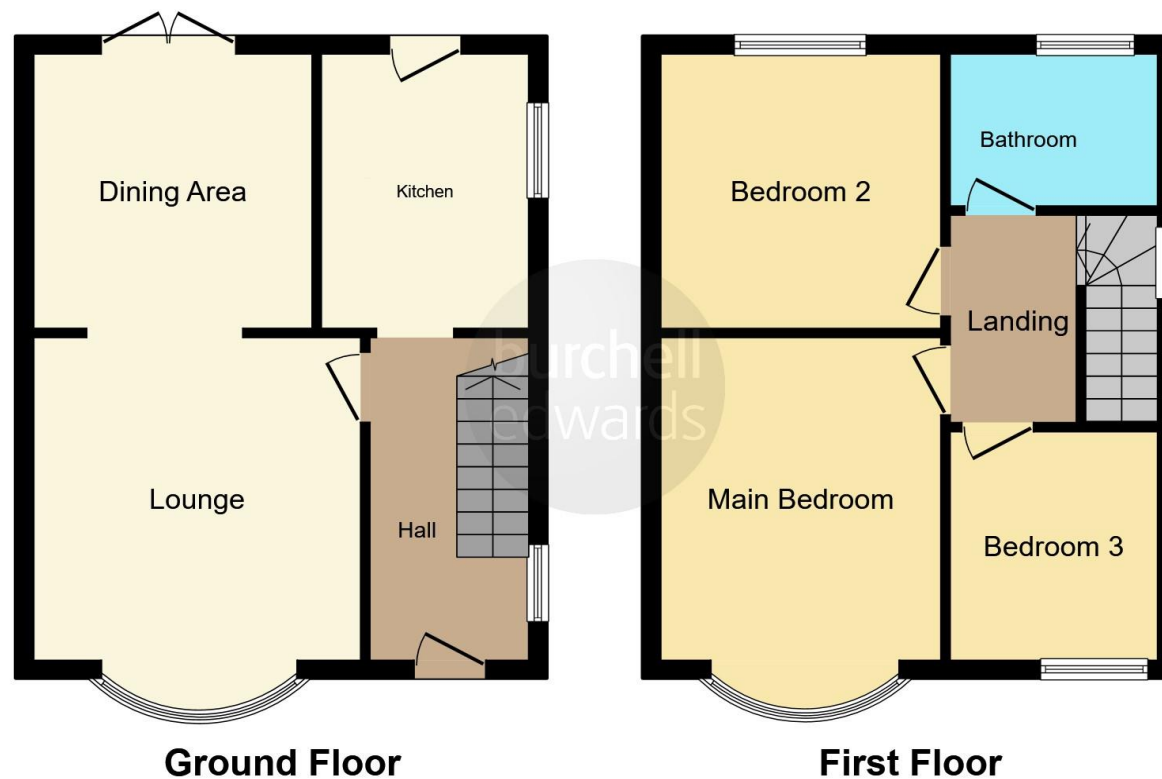












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Burchell Edwards on

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12 Albert Street  
 MANSFIELD NG18 1EB

EPC Rating: C

Tenure: Freehold

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