



Grendon Way
SUTTON-IN-ASHFIELD



Grendon Way SUTTON-IN-ASHFIELD NG17 3EW

for sale offers over
£210,000



Property Description

Nestled on the sought-after Grendon Way in Sutton-in-Ashfield, this charming three-bedroom semi-detached home offers the perfect blend of comfort, convenience, and curb appeal.

The ground floor welcomes you with a spacious lounge, a modern kitchen/diner ideal for family meals or entertaining guests, and a convenient WC. Upstairs, three well-proportioned bedrooms provide ample space for rest and relaxation, accompanied by a bright family bathroom.

Outside, the open frontage features a lawned garden, a generous driveway with parking for multiple vehicles, and a mature tree adding character to the entrance. A secure gate provides access to the rear, where you'll find a low-maintenance, fenced garden complete with a patio area, outdoor tap, and a variety of shrubs and plants. Gated side access and the presence of a garage further enhance this property's practicality.

With built-in wardrobes, a desirable kitchen/diner setup, and a prime location, this home is ready to impress both growing families and savvy buyers.

Viewings highly recommended! Get in touch today to arrange on 01623 627 727.



Entrance Hall

Entry via composite door, double-glazed window to front, wall mounted radiator, finished with laminate flooring.

Lounge

14' 6" into recess x 14' 9" (4.42m into recess x 4.50m)

The lounge comprises of double-glazed window to front, wall mounted radiator, electric fire with surround, stairs to first floor, access to the kitchen and laminate flooring to finish.

Kitchen/Diner

9' 5" + door recess x 14' 9" (2.87m + door recess x 4.50m)

The kitchen includes matching wall and base mounted units, double Belfast sink mix, double-glazed window to rear, UPVC French doors to rear, integrated dishwasher, washer/dryer, fridge-freezer, induction hob, electric oven, oven microwave combi, cooker hood, boiler, inset bins, glass splashback, and vinyl floor to finish.

Cloakroom/W.C

Located on the ground floor the cloakroom consists of ceramic toilet and sink, consumer unit, double glazed window to front, and vinyl tiled floor to finish.

First Floor Landing

First floor landing with wall mounted radiator, and carpet flooring to finish.

Bedroom One

.11' 4" + wardrobe x 8' 1" + recess (3.45m + wardrobe x 2.46m + recess)

The master bedroom comprising of double-glazed windows to front, wall mounted radiator, fitted wardrobes, loft access, with carpeted floor to finish.

Bedroom Two

9' 6" + wardrobe x 8' 1" + recess (2.90m + wardrobe x 2.46m + recess)

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

Bedroom Three

8' 3" x 6' 5" (2.51m x 1.96m)

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 toilet and pedestal sink, bath with electric shower over, double glazed window to rear, wall mounted towel radiator, partly tiled splashback, extractor fan, shaving point and vinyl floor to finish.

Garage

16' 5" at door x 8' 3" (5.00m at door x 2.51m)

Single Garage with up and over door entry, electrics and lighting.

Externals

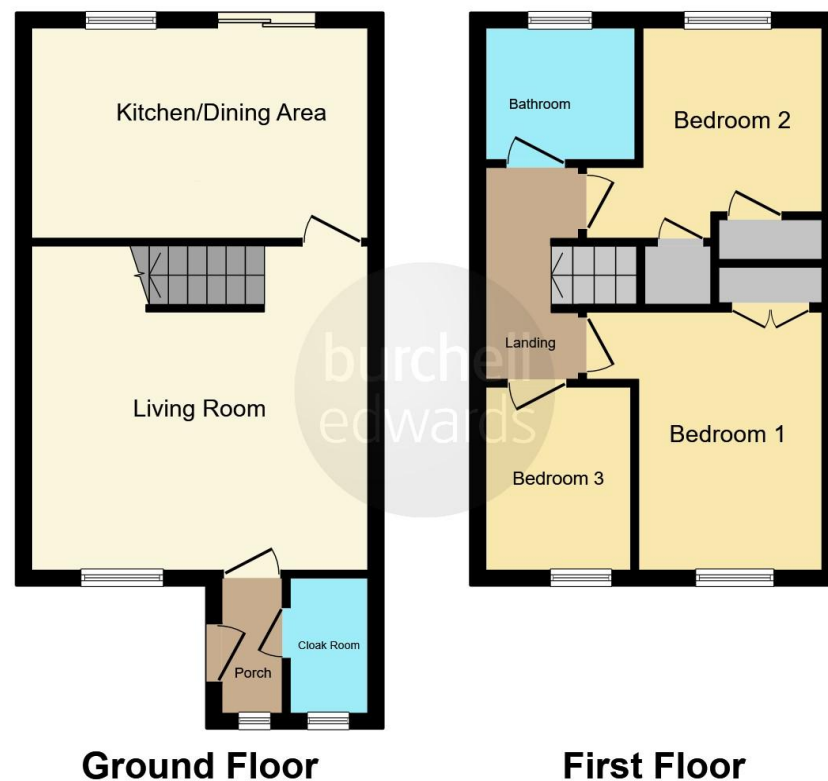
The front elevation offers open frontage garden with lawned area, driveway offering parking for multiple vehicles, access to the rear of the property via a secure gate and matured tree.

A low maintenance, secure garden with patio, gated side access, mainly laid to lawn with bushes, shrubs and plants, tap and fenced in surround.









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

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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