



St. Andrews Street
Sutton-In-Ashfield



St. Andrews Street Sutton-In-Ashfield NG17 3EH

for sale offers in the region of
£210,000



Property Description

Nestled on the sought-after St. Andrews Street in Sutton-in-Ashfield, this beautifully presented three-bedroom semi-detached home offers a perfect blend of comfort, character, and modern upgrades.

The ground floor welcomes you with a spacious lounge, a stylishly refurbished kitchen/diner ideal for family meals and entertaining, a handy WC, a practical pantry, and a bright conservatory that opens out to the rear garden. Upstairs, you'll find three well-proportioned bedrooms, including fitted wardrobes for added convenience, and a contemporary family bathroom, all recently improved with fresh plastering and a full re-wire.

Externally, the property boasts driveway parking for up to three vehicles and an EV charging point, making it future-ready. The rear garden is a true sanctuary—mature and meticulously maintained, featuring a lush lawn, Indian sandstone patio, a charming allotment space with greenhouse, a loose stone seating area, a brick fire for cosy evenings, a shed, outdoor toilet, and power sockets. The entire garden is securely enclosed with fencing and a lockable gate, framed by mature trees and shrubs for privacy and tranquillity.

With planning permission already in place for a ground floor extension, this home offers exciting potential for further development. Viewings on this gem are a must!

Entrance Hall

Entry via UPVC door, wall mounted radiator, understairs storage, finished with tiled flooring.

Lounge

11' 11" x 12' 11" into chimney breast (3.63m x 3.94m into chimney breast)

The lounge comprises of double-glazed window to front, wall mounted radiator, exposed brick fireplace, and laminate flooring to finish.

Kitchen / Diner

9' 10" x 16' into recess (3.00m x 4.88m into recess)

The kitchen includes base mounted units, ceramic sink and drainer, single-glazed window to rear, wall mounted radiator, electric hob, cooker hood with integrated oven, pantry, tiled splashback, boiler, multi-fuel burner, and laminate floor to finish.

Conservatory / Lean To

7' 2" x 9' 9" (2.18m x 2.97m)

Brick base, UPVC double glazed windows to side and rear, wall mounted radiator, pet grooming station, laminate floor to finish.

First Floor Landing

First floor landing with access to loft and laminate flooring to finish.

Bedroom One

.11' 10" x 11' 2" into recess (3.61m x 3.40m into recess)

Bedroom one comprising of double-glazed windows to front, wall mounted radiator, fitted wardrobes with laminate floor to finish.

Bedroom Two

9' 10" max x 11' 4" max (3.00m max x 3.45m max)

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

Bedroom Three

6' 11" x 7' (2.11m x 2.13m)

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

Bathroom

The bathroom is finished with a ceramic toilet and hand wash basin, bath with walk-in shower separate, double glazed window to rear, wall mounted towel radiator, tiled walls, and floor to finish.

Loft Space

Mainly boarded with electrics

Externals

The front of the property benefits from driveway parking for up to three vehicles and an EV charging point.

The rear garden is matured and well kept, mainly laid to lawn with Indian sandstone slabbed patio, small allotment space with greenhouse, loose stone seating area to the rear of the garden, brick fire, shed, outside toilet and sockets. To finish the garden is secured with a fence surround and lockable gate and decorated with matured trees and shrubs.

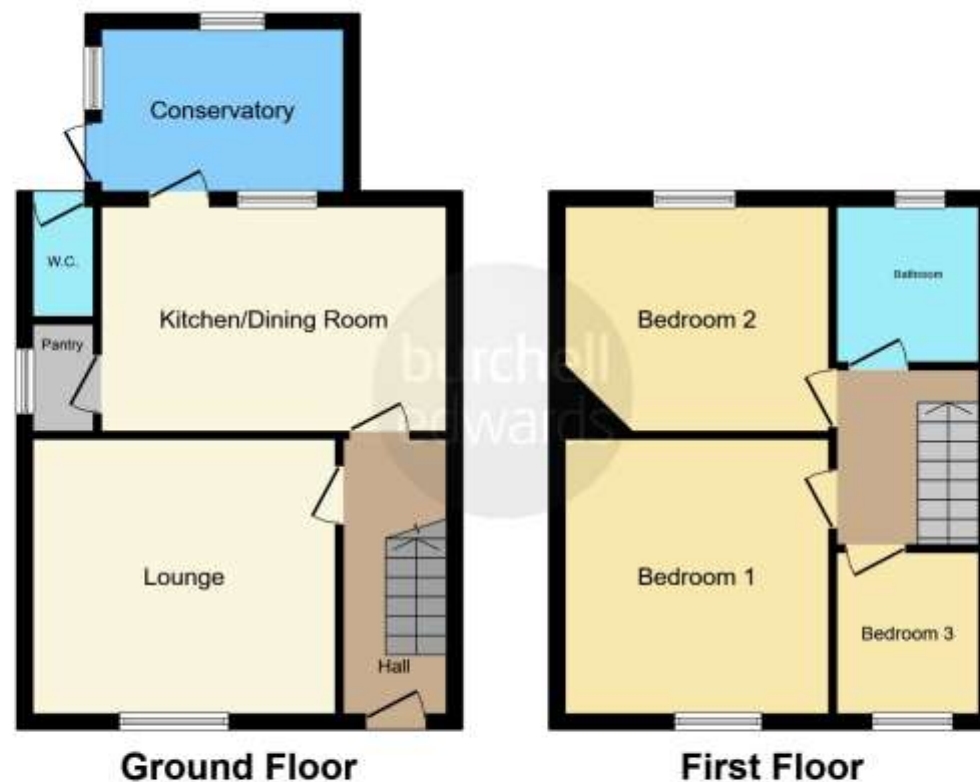
Agents Note

Planning approval has been obtained for a side and rear extension to the ground floor.









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.focalegent.com

To view this property please contact Burchell Edwards on

T 01623 627727
E Mansfield@burchelledwards.co.uk

12 Albert Street
 MANSFIELD NG18 1EB

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

check out more properties at burchelledwards.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MFD209158 - 0001