



The Crescent  
SUTTON-IN-ASHFIELD





### Property Description

Located on The Crescent, Sutton-in-Ashfield, this spacious property presents an excellent investment opportunity in a popular residential location close to local amenities, schools and commuter routes.

Offering generous living accommodation throughout, the home benefits from a welcoming entrance hall leading into a bright lounge with feature stone fireplace and direct access to the kitchen via attractive wooden double doors. The kitchen is well-proportioned with ample storage, dual rear windows and access to a porch area with useful understairs storage and a side entrance.

Upstairs, the property provides three well-sized bedrooms, including a front-facing main bedroom with fitted wardrobes and loft access. The bathroom is fitted with modern essentials and rear-facing window. Externally, the home enjoys a concrete driveway with space for two vehicles, along with a practical car port and lighting. The rear garden is fully enclosed and features a lawn, patio space, planting areas and two brick-built outhouses, offering plenty of potential for further enhancement.

With its generous layout and renovation potential, this property is ideal for investors seeking strong rental demand and long-term growth.



### Entrance Hall

Entered via a UPVC door, the hallway features laminate flooring, a wall-mounted radiator and provides access to the lounge and first-floor staircase.

### Lounge

A spacious reception room with laminate flooring, a double-glazed window to the front, wall-mounted radiator and a stone fireplace. Wooden double doors lead through to the kitchen.

### Kitchen

Fitted with a tiled floor and two double-glazed windows to the rear. The kitchen offers matching wall and base units, an inset stainless-steel sink and drainer, tiled splashback, and an integral electric oven and hob with cooker hood. A wall-mounted radiator provides heating. Wooden double doors open to the lounge, and a small porch area gives access to useful understairs storage and a back door to the side elevation.

## First Floor Landing

Carpeted landing with a double-glazed window to the side and access to the loft.

## Bedroom One

A generous double bedroom with carpeted flooring, a double-glazed window to the front, wall-mounted radiator, fitted wardrobes, and loft access via ladder hatch.

## Bedroom Two

Carpeted with a double-glazed window overlooking the rear garden, a wall-mounted radiator and fitted cupboards.

## Bedroom Three

A carpeted single bedroom with double-glazed window to the front and a wall-mounted radiator.

## Bathroom

Fitted with vinyl flooring and featuring a bath, ceramic toilet and wash hand basin, spotlights, tiled splashback, wall-mounted radiator and a double-glazed window to the rear.

## Loft Space

Accessible via a ladder hatch

## Externals

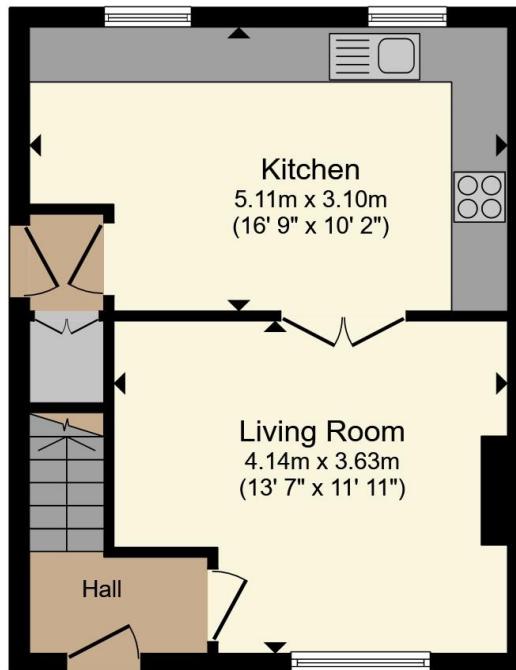
To the front is a concrete driveway providing off-road parking for up to two vehicles, along with a wooden-framed car port with slabbed floor and lighting.

The rear garden is enclosed with fencing and hedgerow boundaries and includes a lawn, slabbed patio, outside tap, planting area and two brick outhouses.

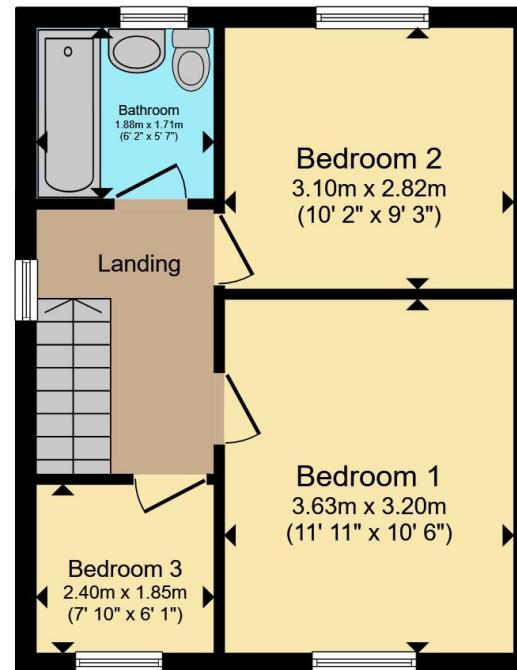








**Ground Floor**



**First Floor**

Total floor area 69.8 m<sup>2</sup> (751 sq.ft.) approx

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Property Ref: MFD209562 - 0001