



Offers Over £180,000 Freehold

234 CARSIC ROAD | | SUTTON-IN-ASHFIELD | NG17 2BS

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ESTATE AGENTS

TURN THE KEY TO YOUR NEXT HOME!... Nestled in the charming area of Carsic Road, Sutton-In-Ashfield, this delightful semi-detached house offers a perfect blend of comfort and convenience. The neighbourhood is known for its friendly community and easy access to local amenities, making it an ideal location for families and professionals alike. Let's take a look inside...

As you step inside, you are greeted by an open plan living/dining room that serves as the heart of the home. This space is perfect for entertaining guests or enjoying quiet evenings with family. Complemented by patio doors opening to the rear elevation. The well-appointed kitchen, adjacent to the reception room, provides ample space for culinary adventures and family meals. Moving through to the inner hallway you will find a convenient WC and a store room/utility.

Venturing upstairs, you will discover three generously sized bedrooms, each offering a peaceful retreat at the end of the day. Located just off the landing is a three piece shower room.

Outside, the property boasts a lovely garden that invites you to enjoy the fresh air and sunshine. This outdoor space is perfect for children to play, or for hosting summer barbecues with friends. The semi-detached nature of the house provides a sense of privacy while still being part of a vibrant community. Not to mention the front of the property also boasts a large driveway and garage.

Call now to arrange a viewing!





Hall

With access into;

Dining Room 10'9" x 11'1"

Versatile space with a window to the front and open access into the living area.

Living Room 10'9" x 9'11"

Carpeted reception room with patio doors opening to the rear elevation.

Kitchen 8'4" x 19'11"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and decorative splashback tiles. Dual aspect windows to the front and side elevations. Access into an additional hallway.

Inner Hall

With a handy store rooms, WC and external access to the rear.

WC

Fitted with a low flush WC and a window to the side.

Store 4'5" x 2'5"

Mini utility area with fitted cabinets along with space and plumbing for a washing machine/tumble dryer.

Landing

Window to the rear and leading access into;

Bedroom One 11'10" x 12'4"

Carpeted flooring, central heating radiator and a window to the front elevation.

Bedroom Two 10'9" x 12'6"

Carpeted flooring, central heating radiator and dual aspect windows to the front and side elevations.

Bedroom Three 10'9" x 7'2"

Carpeted flooring, central heating radiator and a window to the rear elevation.

Shower Room 5'4" x 7'2"

Three piece suite comprising of a hand wash basin, low flush WC and a shower. Window to the side elevation.

Outside

Gravelled frontage with a private driveway and a single garage for off road parking. The rear garden offers a peaceful retreat with a well kept lawn, gravel areas, raised planters and fence surround.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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