



Price Guide £160,000 Freehold

4 WALTON STREET | | SUTTON-IN-ASHFIELD | NG17 4GF

BuckleyBrown
ESTATE AGENTS

*** NEW GUIDE PRICE OF £160,000 - £165,000 ***

COMFORT, CONVENIENCE AND STYLE COMBINED. Located on the desirable Walton Street in Sutton-In-Ashfield, this charming mid-town house offers a perfect blend of modern living and comfort. Built between 2000 and 2009, this property features three well-proportioned bedrooms and two bathrooms, making it an ideal choice for families or those seeking extra space.

Upon entering the ground floor, you are welcomed by a spacious hall that leads to a contemporary kitchen, perfect for culinary enthusiasts. The inviting living room provides a warm atmosphere for relaxation and entertaining, while a convenient cupboard and a WC add to the practicality of the layout.

Ascending to the first floor, you will find two generously sized bedrooms alongside the main bathroom, which is designed for both functionality and style. The highlight of this home is the master bedroom located in the roof space, which boasts an en suite bathroom and a delightful Juliet balcony, offering a lovely view and a touch of elegance.

Outside, the property features parking for one vehicle, ensuring convenience for residents. The surrounding area is peaceful and well-connected, making it an excellent choice for those looking to enjoy the benefits of suburban living while remaining close to local amenities. This delightful home is a must-see for anyone seeking a comfortable and stylish residence in Sutton-In-Ashfield.





Hall
Hallway leading to;

Kitchen 5'3" x 9'11"
Matching cabinets with ample worktop space, integrated appliances including an oven, gas hob, and inset sink, a central heating radiator, and a window to the front elevation.

Living Room 12'2" x 13'10"
Modern, spacious living room featuring laminate flooring, a central heating radiator, patio doors to the rear, and an additional window providing plenty of natural light.

WC 2'10" x 5'4"
Low flush WC and hand wash basin.

Landing
Landing leading to the first floor.

Bedroom Two 12'2" x 8'9"
Spacious bedroom with carpeted flooring, central heating radiator and two windows to the rear elevation.

Bedroom Three 12'2" x 8'9"
Bedroom with carpeted flooring, central heating radiator and two windows to the front elevation.

Bathroom 5'8" x 7'2"
Three piece suite with bath, low flush WC and hand wash basin.

Landing to the Room in Roof
Landing leading to;

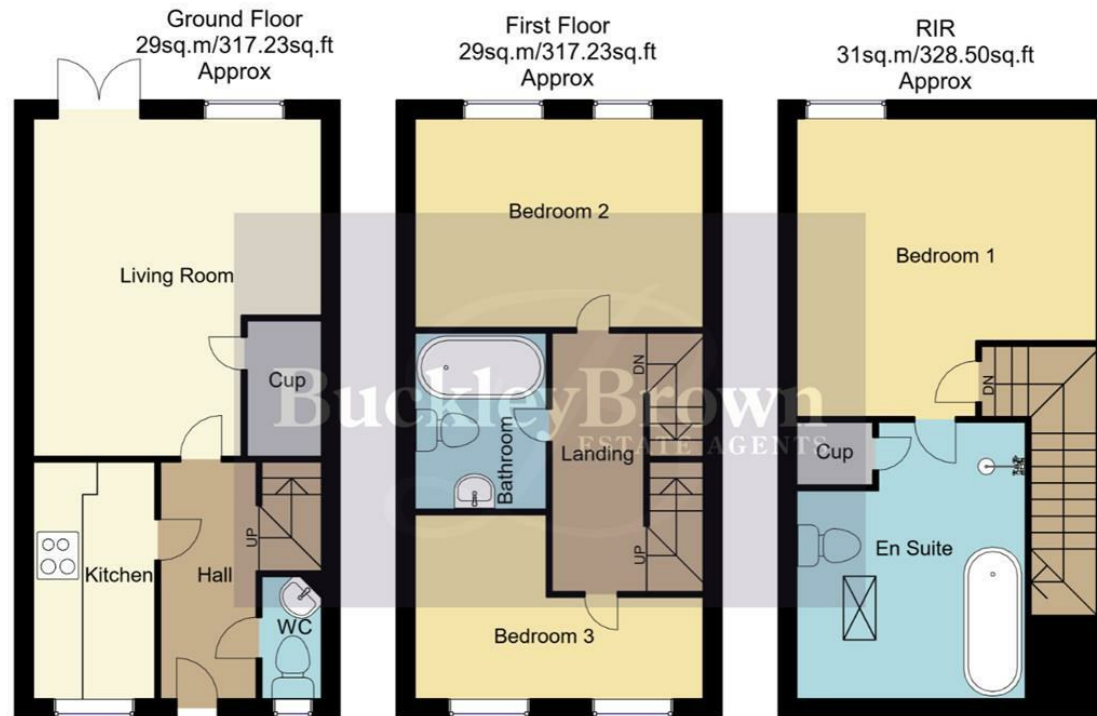
Bedroom One/Room in Roof 12'2" x 12'4"
Spacious master bedroom situated in the

room-in-roof, featuring carpeted flooring, a Juliet balcony allowing for plenty of natural light, and a central heating radiator. The room benefits from access to its own private en suite and offers a bright, airy feel.

En Suite 9'6" x 5'10"
Generously sized en suite comprising a panelled bath, separate shower enclosure, low-flush WC, and hand wash basin. The space is enhanced by a Velux window, allowing natural light and ventilation.

Outside
Driveway to the front elevation providing off-road parking for one vehicle. To the rear, there is a decking area, ideal for summer dining and outdoor entertaining.





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. Specially 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		78	83
(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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