



Offers Over £170,000 Freehold

12 PARK GARDENS | | SUTTON-IN-ASHFIELD | NG17 4FX

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ESTATE AGENTS

MAKE THIS HOUSE YOUR HOME IN PARK GARDENS. Situated in the desirable area of Park Gardens, Sutton-in-Ashfield, this delightful semi-detached home offers a perfect blend of modern living and comfort. Positioned within a peaceful neighbourhood, it is an ideal choice for families and professionals alike, with convenient access to local amenities and transport links.

Upon entering the property, you are welcomed into an entrance hallway which provides access to the main ground floor accommodation. From here, you are led into the spacious living/dining room, a bright and inviting area perfect for both relaxing and entertaining. The layout is thoughtfully designed to maximise space and natural light, creating a warm and homely atmosphere. The ground floor also benefits from a well-appointed kitchen, offering a functional yet stylish space ideal for meal preparation and family gatherings.

Moving to the first floor, you will find three generously sized bedrooms, each offering ample space for personalisation and comfort. The bedrooms provide a peaceful retreat, with large windows allowing plenty of natural light to flow through. The first floor is complete with a modern bathroom, fitted with essential amenities to suit everyday needs.

Outside, the property boasts a well-maintained garden, providing a lovely outdoor space for relaxation and recreation. The garden is perfect for enjoying sunny days, hosting barbecues, or simply unwinding after a long day. There is also potential for off-street parking, adding to the convenience of this charming home.

Overall, this semi-detached house in Park Gardens presents a wonderful opportunity for those seeking a comfortable and inviting living space.





Hall

With leading access into;

Kitchen 7'6" x 9'10"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and decorative splashback tiles. Further space and plumbing for additional appliances fitted with a window to the front elevation.

Dining/Living Room 14'7" x 15'3"

Open plan reception room with carpeted flooring, central heating radiator and french doors opening to the rear elevation.

WC 2'10" x 6'1"

Fitted with a low flush WC, hand wash basin and a window to the front elevation.

Landing

Window to the side elevation and further access into;

Bedroom One 7'11" x 12'0"

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

Bedroom Two 7'11" x 13'1"

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

Bedroom Three 6'4" x 7'11"

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

Bathroom 6'4" x 6'1"

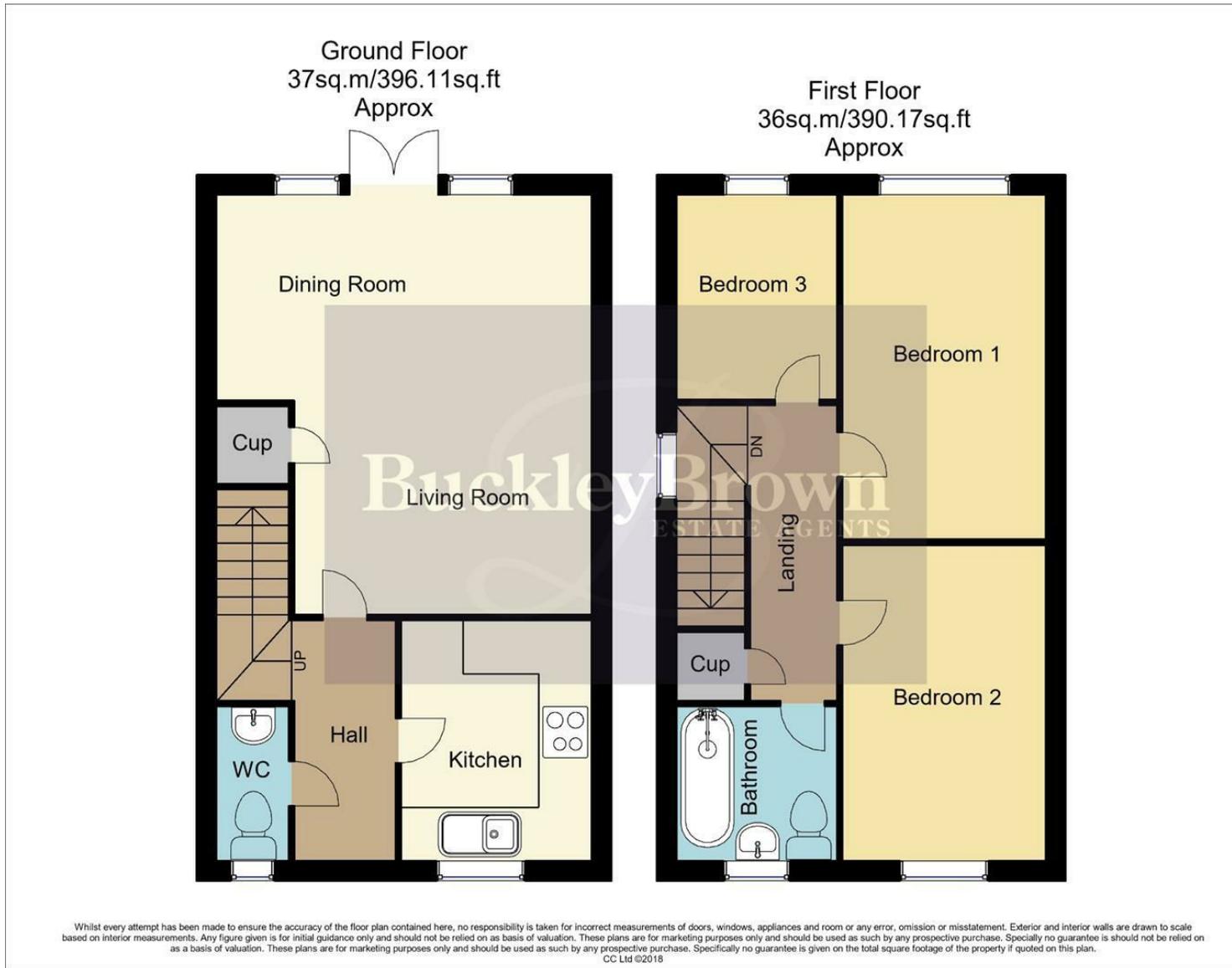
Neutral three piece suite including a hand wash basin, low flush WC and a bath with an overhead shower. Window to the front elevation.



Outside

Low maintenance frontage with a tarmac driveway. To the rear you will find an enclosed garden which is mainly laid to lawn with a patio seating area and fence surround.

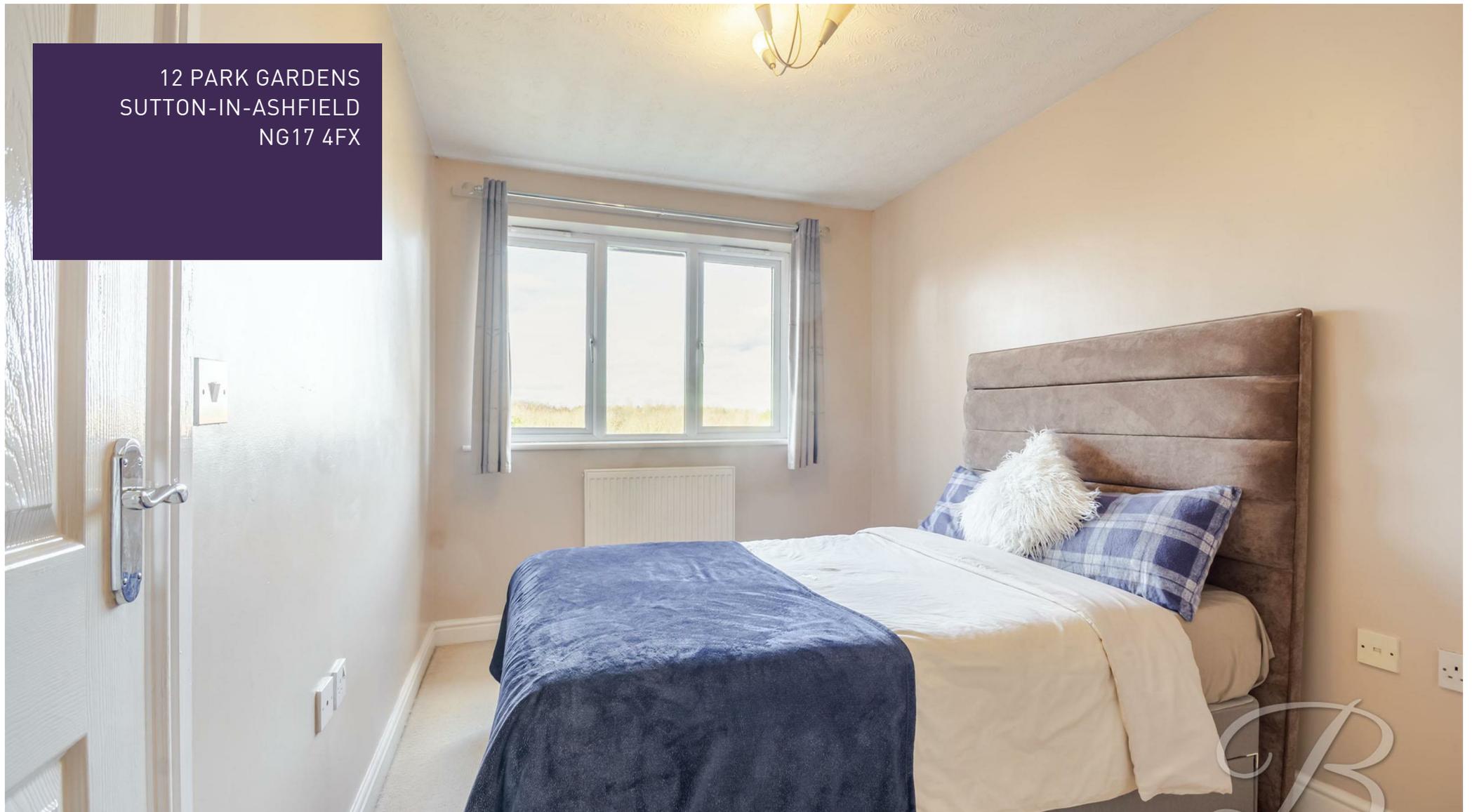




IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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			
(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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