



Mistletoe Way
SUTTON-IN-ASHFIELD

burchell
edwards



Property Description

Located on Mistletoe Way in Sutton-in-Ashfield, this modern and well-presented three-bedroom semi-detached family home offers comfortable living in a highly convenient setting. With open field views to the rear, the property enjoys a peaceful position while remaining ideal for commuters, with excellent access to the M1 and King's Mill Hospital.

The ground floor features an entrance hall with side window, a WC/cloakroom, a bright front lounge with understairs storage, and a well-equipped kitchen offering an integrated oven and hob, stainless steel sink and UPVC door to the rear garden.

Upstairs, the landing leads to three bedrooms including a spacious dual-aspect main bedroom, along with a modern family bathroom complete with shower over bath. The loft is well insulated for additional efficiency.

Externally, the home benefits from an open-fronted garden with driveway parking, access to a single garage and a low-maintenance rear garden with patio area and impressive views over surrounding fields.

A superb family home in a popular location—ideal for first-time buyers, families or investors.

Entrance Hall

Entered via a UPVC front door, the hall features a wall-mounted radiator, carpeted flooring and a double-glazed window to the side elevation.

Wc / Cloakroom

Fitted with a ceramic toilet and wash hand basin, wall-mounted radiator and vinyl flooring for easy maintenance.

Lounge

A bright front-facing room with carpet flooring, a double-glazed window to the front elevation, wall-mounted radiator and useful understairs storage.

Kitchen

Finished with vinyl flooring and offering a double-glazed window to the side elevation and UPVC door to the rear garden. Includes an integrated electric oven and hob with cooker hood, inset stainless steel sink and drainer and matching wall and base units.

First Floor Landing

Carpeted landing area with storage housing an air source heat pump cover.

Bedroom One

A spacious dual-aspect room with double-glazed windows to both the front and rear elevations, TV point, wall-mounted radiator and carpet flooring.

Bedroom Two

Features carpet flooring, a wall-mounted radiator and a double-glazed window to the front elevation.

Bedroom Three

Includes carpet flooring, wall-mounted radiator and a double-glazed rear window overlooking the garden.

Bathroom

Fitted with vinyl flooring, a double-glazed opaque rear window, wall-mounted radiator, bath with shower over, ceramic toilet and wash hand basin.

Loft Space

Not boarded but well insulated, offering additional storage potential.

Externals

The front elevation provides driveway parking, lawned frontage and access to the single garage.

The rear garden offers a low-maintenance layout with fence boundaries, a slabbed patio and attractive rear views overlooking open fields.

Garage

Features a sheet up-and-over door, consumer unit, power points and a rear UPVC door for garden access.

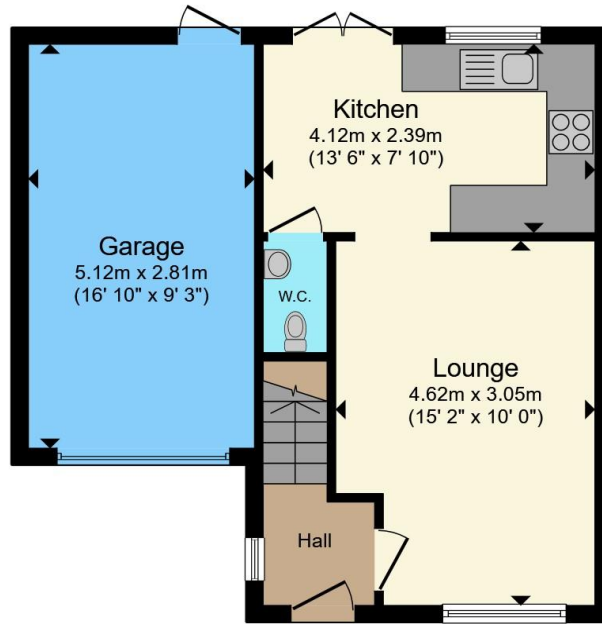
Agent Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

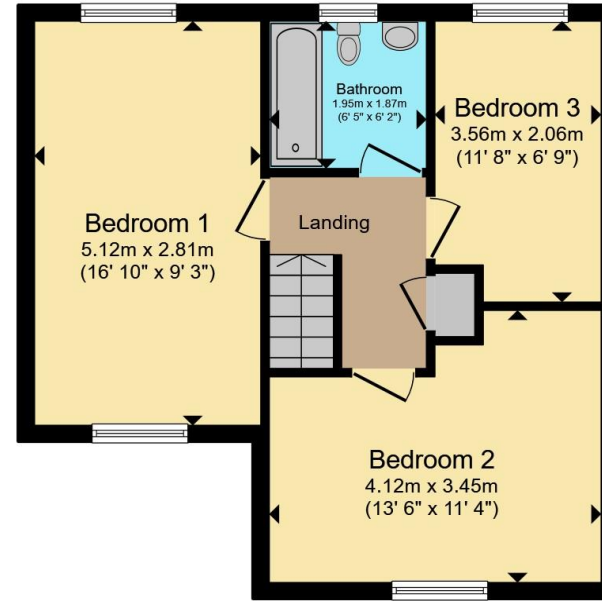








Ground Floor



First Floor

Total floor area 88.4 m² (951 sq.ft.) approx

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.propertybox.io



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: B Council Tax
 Band: B

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/MFD209532



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: MFD209532 - 0006