



£195,000 Freehold

21 SYLVAN CRESCENT | | SUTTON-IN-ASHFIELD | NG17 3DJ

BuckleyBrown
ESTATE AGENTS

EXCELLENT EMPTY OPPORTUNITY. Situated on the sought-after Sylvan Crescent in Sutton-in-Ashfield, this attractive semi-detached home offers a fantastic opportunity for buyers looking to create their ideal living space. Set within a quiet residential area, the property benefits from close proximity to local amenities, reputable schools and excellent transport links—making it well-suited to families and professionals alike. Let's take a look inside...

The ground floor welcomes you with two generous open plan living/dining room, providing flexible living, perfect for entertaining. Complemented by french doors opening onto the rear garden. Decorated in neutral tones throughout, the property offers a blank canvas ready for personalisation. The kitchen hosts a functional space to cook delicious meals. Finally, the ground floor boasts a large utility room and handy office area.

Upstairs, there are three well-proportioned bedrooms, all filled with natural light and offering comfortable accommodation. A conveniently located family shower room serves the first floor.

Externally, the property features a private garden—ideal for relaxing or entertaining.

The semi-detached layout provides a balance of privacy while still enjoying a friendly neighbourhood setting, with a private driveway improving the kerb appeal.

Call now to book your viewing!





Entrance Hall

Window to the front, storage cupboard under the stairs and leading access into;

Kitchen 10'5" x 7'10"

Fully equipped kitchen complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and decorative splashback tiles. Window to the front and access into a handy utility room.

Living/Dining Room 21'9" x 13'11"

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

Utility 7'0" x 21'7"

Excellent storage space with access to an

office space and an external door to the rear.

Office 6'6" x 7'8"

Highly versatile space currently utilised as a home office.

Landing

Window to the front and leading access into;

Bedroom One 11'3" x 11'8"

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

Bedroom Two 10'5" x 10'3"

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



Bedroom Three 8'5" x 9'0"

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

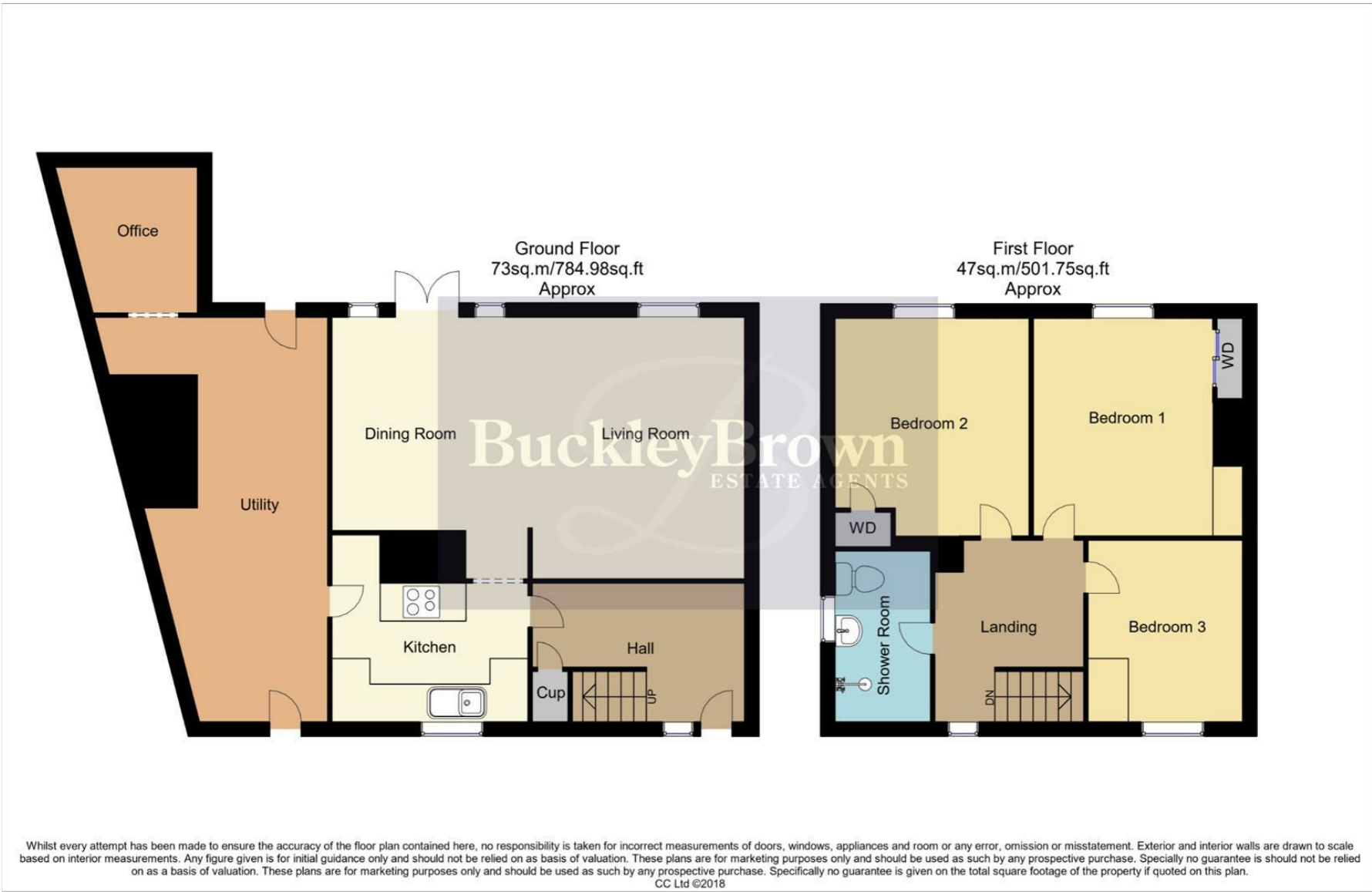
Shower Room 5'4" x 7'6"

Modern three piece suite including a hand wash basin, low flush wc and a walk in shower.

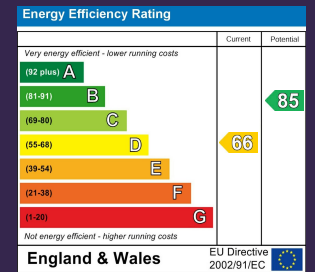
Outside

Gated low maintenance frontage with a private gravel driveway. Garden found to the rear.





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.



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