



## 20 Herne Street, Sutton-In-Ashfield

Guide Price £170,000 - £180,000 Freehold

THREE BEDROOM SEMI DETACHED PROPERTY • LOUNGE & MODERN KITCHEN • SITUATED NEAR AN ABUNDANCE OF AMENITIES. EPC RATING: D • OFF ROAD PARKING AVAILABLE • IDEAL FOR FIRST TIME BUYERS • REAR GARDEN WITH BRICK BUILT STORAGE BUILDING • FULLY REFURBISHED



41 Albert Street, Mansfield, NG18 6AN  
Sales: 01623 627 247  
email:enquiries@johnsankey.com

**John Sankey**





### **Entrance Hall**

A welcoming entrance hall featuring a central heating radiator. It also offers access to the ground floor and first floor of the property.

### **Lounge**

12' 4" x 12' 3" (3.77m x 3.74m)

A generously sized and cosy lounge with upvc double glazed bay window. It also includes an electric fire, central heating radiator and power points.

### **Kitchen**

12' 3" x 10' 3" (3.73m x 3.13m)

A modern kitchen with wall and base units housing a sink and integrated appliances. These include an integrated fridge, oven and hob. The space also provides space for dining and access to a storage room/pantry. Finally the room features a central heating radiator, power points, access to the rear garden and a upvc double glazed window filling the room with natural light.

### **WC**

accessed from outside in the rear garden, this additional downstairs wc adds convenience to this floor.

### **First Floor**

#### **Bedroom No 1**

12' 4" x 10' 3" (3.75m x 3.13m)

A double bedroom featuring fitted wardrobes and storage, a UPVC double-glazed window to the front of the property, central heating radiator, and power points.

#### **Bedroom No 2**

10' 11" x 10' 2" (3.32m x 3.10m)

A second double bedroom with a central heating radiator, a UPVC double-glazed window overlooking the rear garden, allowing plenty of natural light. Power points are also included.

#### **Bedroom No 3**

7' 7" x 6' 0" (2.31m x 1.84m)

A versatile room with a central heating radiator, power points, and a UPVC double-glazed window. This space could serve as a third bedroom, home office, study, or nursery.

#### **Bathroom**

This modern bathroom features a low flush wc, vanity sink with mixer tap and a bath with mains fed shower. There are tiled walls for ease of maintenance, heated towel rail and upvc double glazed window.

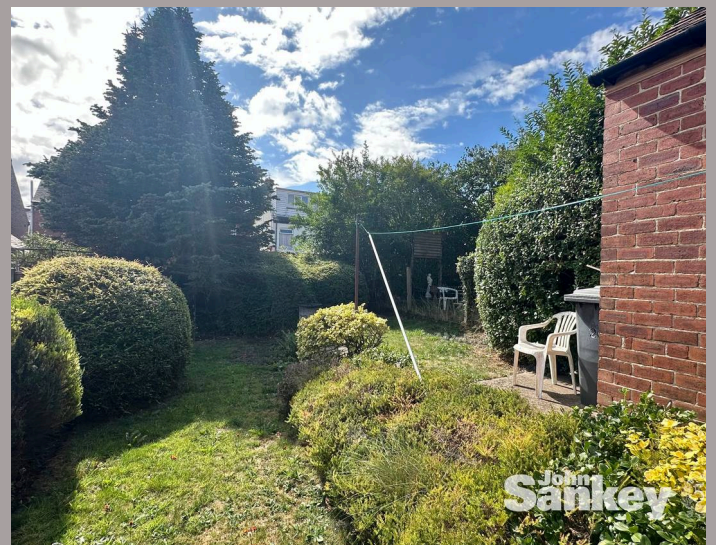


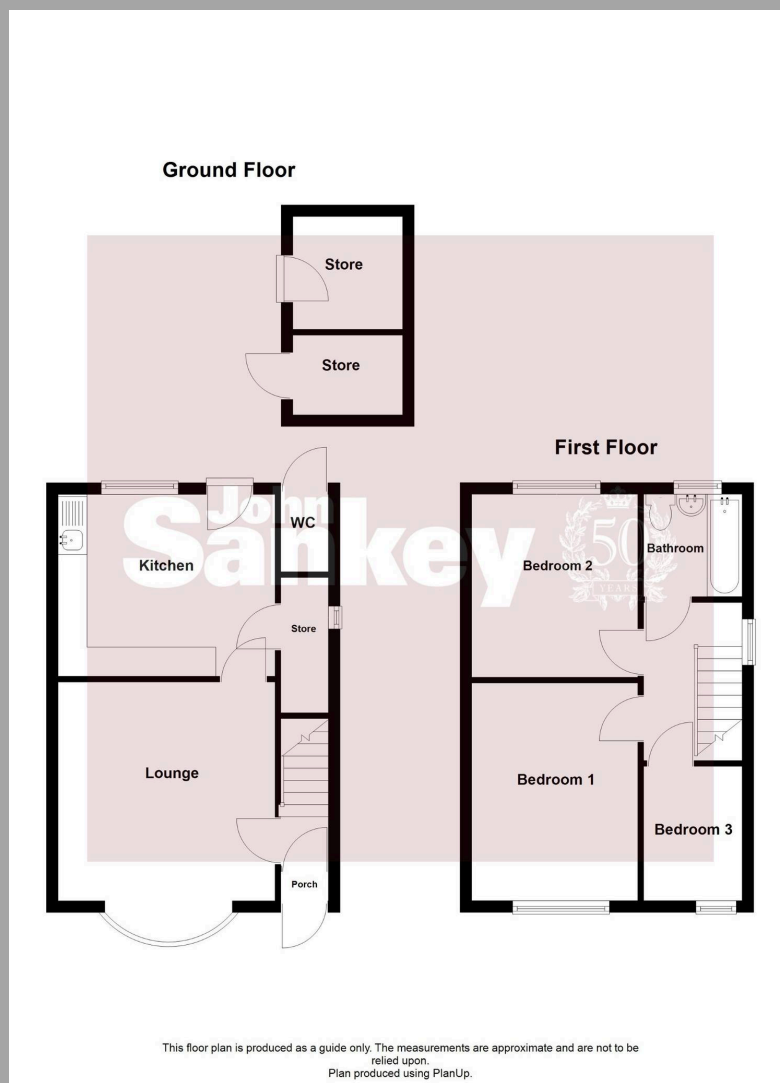
### Outside

The front of the property offers off-road parking via a driveway suitable for a vehicle, bordered by fencing on one side and mature shrubbery at the front for added privacy. A path runs alongside the property to the rear garden gate. The rear garden includes a brick-built outhouse for storage, an external WC, a lawn area with mature trees and shrubs providing a relaxing outdoor space, and a small patio area ideal for dining and entertaining.

### Additional Information

Tenure: Freehold Council tax band: A  
Mobile/Broadband Coverage Checker visit:  
[www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.





These brochures are produced as a guide only. The floor plan and measurements are not to be used for furnishing or any other purposes and are approximate.

Situated in a sought-after area close to a wealth of local amenities, this three-bedroom semi-detached property offers an exciting opportunity to create a fantastic future family home.

The ground floor features a lounge with a feature fireplace and a modern kitchen with under stairs storage and space for dining or seating.

Upstairs, there are two double bedrooms along with a third bedroom, perfect for use as a home office, study, or nursery. A modern family bathroom completes the first floor.

Externally, the property benefits from off-road parking via a driveway and a rear garden with both lawn and patio areas, providing excellent potential for relaxing and entertaining. Additional features include a brick-built store for extra storage and convenient outside access to a WC.

With its great location and ample scope for improvement, this home is ideal for investors and rest time buyers looking to get onto the property ladder.



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