



**Carnarvon Street, Teversal Sutton-In-Ashfield NG17 3HJ**



**welcome to**

## **Carnarvon Street, Teversal Sutton-In-Ashfield**

\*\*\*\*LEGAL FEES PAID\*\*\*\*T&Cs apply. A well laid out home offering a full length lounge, a spacious kitchen, three bedrooms and a central bathroom, complemented by a fenced front lawn and a private rear garden that extends the living space outdoors.

### **Kitchen**

The kitchen sits at the front of the property and forms a broad, sociable space with plenty of room for cooking and dining. It's layout supports everyday living with ease, and the front facing double glazed window allows light naturally and looks over to the front garden,

### **Downstairs W/C**

The downstairs W.C. is neatly positioned off the hall, offering a convenient addition to the ground floor and keeping the main living areas free for entertaining or day to day use.

### **Lounge**

The lounge stretches the full depth of the property, creating a generous living space with room for both relaxation and family life. Light enters from the rear, where the room looks out over the fenced garden, giving it a calm, settled feel. It's proportions make it easy to zone into seating, media or play areas depending on how the space is used.

### **Hall/ Landing**

The home opens into a practical hallway that sets the tone for the layout ahead. The staircase rises to the first floor, and doors lead into the lounge, the kitchen and the downstairs W.C. It's a simple, functional entrance that gives you an immediate sense of how the house flows. The landing links all three bedrooms and the bathroom, giving the upper floor a simple, easy to navigate layout. Natural light from the staircase window helps keep this central space bright.

### **Bedroom 1**

The main bedroom sits at the front of the house and offers comfortable proportions, easily accommodating a double bed and additional furniture. Its outlook over the front garden gives it a peaceful feel, making it a restful place to start and end the day.

### **En-Suite**

The en-suite offers a private, neatly arranged shower room directly off the bedroom, featuring a modern shower enclosure, a wash basin and a W.C, creating a convenient and self contained space ideal for everyday use.

### **Bedroom 2**

The second bedroom is positioned at the rear and has a balanced, almost square shape that makes furnishing straightforward. It works well as a double bedroom, a guest room or a generous child's room.

### **Bedroom 3**

The third bedroom is long and narrow, which would be well suited to a child's room, a study or a hobby space. Its window keeps it bright, and the layout offers flexibility for storage or workspace.

### **Bathroom**

The bathroom sits centrally and serves all three bedrooms. Its layout is practical and functional, providing everything needed for busy mornings and relaxed evenings.

### **Front Garden**

The property is set behind a fenced front garden laid to lawn, giving the home a welcoming approach and a sense of privacy from the street. It frames the house nicely and adds a touch of greenery to the frontage.





### **Rear Garden**

The rear garden offers a practical outdoor space for relaxing, entertaining or play. With enough room for seating, planting or a simple lawn, it's a versatile area that can be shaped to suit different lifestyles and seasons.

### **\*\*\*legal Fees Paid\*\*\* T&c's**

The property is being sold through our clients Part Exchange/Assisted Move Scheme

Our client will contribute costs to the successful purchaser up to the amount of £1300 + vat if their panel solicitors are instructed and successfully complete the transaction

Should a purchaser wish to instruct their own conveyancers the contribution will not apply.



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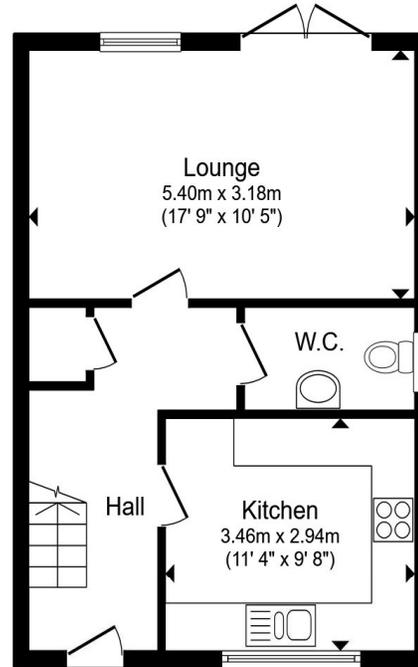
welcome to

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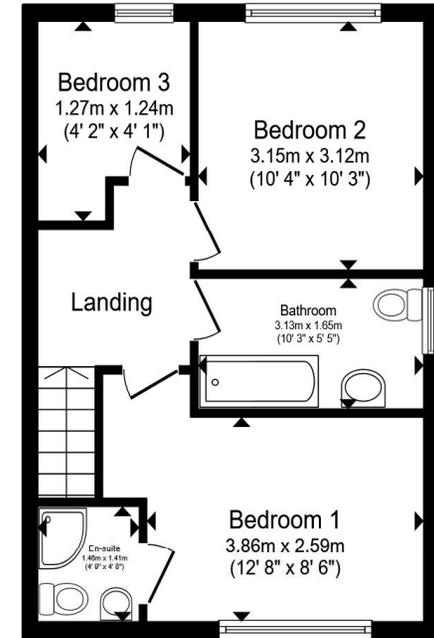
- Council Tax Band - A
- \*\*\*\*LEGAL FEES PAID\*\*\*\*T&Cs
- Three Bedrooms
- Modern Kitchen
- En-Suite

Tenure: Freehold EPC Rating: B  
Council Tax Band: A

**£190,000**



**Ground Floor**



**First Floor**

Total floor area 81.2 m<sup>2</sup> (875 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](http://www.propertybox.io)



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Property Ref:  
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