



Offers Over £110,000 Freehold

7 BROOKDALE ROAD | | SUTTON-IN-ASHFIELD | NG17 4LN

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ESTATE AGENTS

MODERNISE, MAXIMISE & MAKE IT YOURS. Set within in the charming area of Brookdale Road, Sutton-In-Ashfield, this delightful semi-detached house offers a perfect blend of comfort and convenience. The location is ideal for families and professionals alike, with easy access to local amenities, schools, and transport links, making it a wonderful place to call home. Let's take a look inside...

Upon entering the property, you will find a welcoming ground floor that is both practical and inviting. There are two versatile reception rooms providing separate spaces for relaxing and entertaining. The well-appointed kitchen provides ample space for culinary pursuits. The layout is designed for easy maintenance, ensuring that you can spend more time enjoying your home and less time on chores.

Moving upstairs, you will discover two generously sized bedrooms that offer natural light, creating a warm and airy atmosphere. The bedrooms are versatile, allowing for various arrangements to suit your personal style and needs. A well-fitted bathroom completes this level, providing a comfortable space for your daily routines.

Outside, the property boasts a manageable garden that is perfect for enjoying the fresh air or hosting summer gatherings. The outdoor space is designed for low maintenance, allowing you to relax and unwind without the burden of extensive upkeep. This semi-detached house on Brookdale Road is an excellent opportunity for those seeking a comfortable and easy-to-maintain home in a desirable location.

Overall, the property would benefit from some modernisation, offering an excellent opportunity to significantly enhance and transform it into a truly stunning home. Call now to book a viewing!





Hall

Accessible from the side with leading access into;

Living Room 13'1" x 10'10"

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

Dining Room 9'10" x 11'4"

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

Kitchen 6'5" x 9'8"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances along with space and plumbing for a washing machine/tumble dryer. Window and an external door fitted to the side elevation.

Landing

With leading access into;

Bedroom One 13'0" x 10'10"

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

Bedroom Two 10'1" x 11'4"

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

Shower Room 6'4" x 9'7"

Three piece suite including a hand wash basin, low flush wc and a shower. Window to the rear elevation.

Outside



Ground Floor
41sq.m/439.42sq.ft
Approx

First Floor
39sq.m/424.35sq.ft
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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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			
		71	77
England & Wales		EU Directive 2002/91/EC	

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