



£200,000 Freehold

9 HARDWICK AVENUE | SKEGBY | SUTTON-IN-ASHFIELD | NG17 3BX

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LIGHT, BRIGHT AND BEAUTIFULLY MAINTAINED...Situated on the ever-popular Hardwick Avenue in Sutton-in-Ashfield, this attractive semi-detached home combines comfortable living with everyday convenience. Beautifully presented and well cared for, the property offers an excellent opportunity for families or individuals looking to settle within a friendly and established neighbourhood.

Upon entering the ground floor, you are welcomed into a spacious living room, providing a warm and inviting setting ideal for both relaxing and entertaining. The open-plan kitchen and dining area create a seamless and sociable space, perfect for family meals or hosting guests. Completing the ground floor is a large conservatory, which further enhances the living accommodation by allowing an abundance of natural light and offering pleasant views over the garden — an ideal spot for morning coffee or evening unwinding.

To the first floor, the property offers two generously sized bedrooms, both benefiting from built-in wardrobes, providing excellent storage and a clutter-free environment. Also located on this level is a well-appointed family shower room, serving the bedrooms and completing the first-floor accommodation.

Externally, the property features a well-maintained rear garden, providing a peaceful outdoor retreat away from the demands of daily life. The garden also benefits from an outbuilding, ideal for use as a summer house or for additional storage. Whether used for gardening, outdoor dining, or simply enjoying the sunshine, this space adds to the overall appeal of the home.

This delightful property on Hardwick Avenue presents a fantastic opportunity not to be missed. Call today to secure your viewing on 01623 633633.





Hall

Laminate flooring leading into ground floor rooms.

Living Room 10'9" x 13'6"

Carpeted flooring spacious living room with central heating radiator and large window to the front elevation.

Kitchen/Dining Room 16'11" x 12'0"

A range of matching cabinets with generous worktop space above, incorporating an integrated oven, inset sink, and a window overlooking the rear elevation. The kitchen opens into a spacious dining area, offering ample room for a variety of dining furniture.

Conservatory 7'7" x 13'9"

Laminate flooring spacious conservatory

with surrounding windows, central heating radiator and doors to the rear garden.

Landing

Landing leading to the first floor.

Bedroom One 13'5" x 9'9"

Spacious bedroom with carpeted flooring, central heating radiator, built in wardrobes, and window to the front elevation.

Bedroom Two 10'11" x 10'0"

Spacious bedroom with carpeted flooring, central heating radiator, built in wardrobes, and window to the rear elevation.

Shower Room 5'4" x 6'8"

Three piece shower room with low flush WC, hand wash basin and walk in shower.



Out Building

Perfect for use as a summer house, or alternatively offering excellent additional storage.

Outside

To the front elevation, the property benefits from a driveway providing parking for multiple vehicles. To the rear, there is a well-maintained garden featuring a gravelled border and an attractive, generously sized patio area.





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. Specifically 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		
England & Wales		
EU Directive 2002/91/EC		

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