



Manderley Gardens, Sutton-In-Ashfield NG17 1LQ

welcome to

Manderley Gardens, Sutton-In-Ashfield

- NHBC NEW HOME WARRANTY
- TWO DOUBLE BEDROOMS
- AMPLE OFF STREET PARKING
- A TRUE TURN KEY
- SHOW HOME STANDARD

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

£169,950

Lounge

15' 2" max x 9' 11" max (4.62m max x 3.02m max)
Wall mounted radiator, front aspect UPVC double glazed window. Built in storage space.

Kitchen

13' 5" x 7' 10" (4.09m x 2.39m)
Fitted kitchen with built in oven and hob, range of wall and base units, French doors leading to the outside rear. Dining area with downstairs WC.

Bedroom One

13' 5" x 10' 1" (4.09m x 3.07m)
Wall mounted radiator with UPVC Double glazed window

Bedroom Two

12' 11" x 7' 4" (3.94m x 2.24m)
Wall mounted radiator with UPVC Double glazed window.

Family Bathroom

Stunning family bathroom, shower over bath, toilet, basin and towel heater.

Downstairs Wc

Downstairs WC with toilet and wash basin



view this property online williamhbrown.co.uk/Property/KBY109879



Property Ref:
KBY109879 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0115 938 5062



kimberley@williamhbrown.co.uk



39 Main Street, Kimberley, NOTTINGHAM,
Nottinghamshire, NG16 2NG



williamhbrown.co.uk