



Offers Around £215,000 Freehold

3 CARDINAL COURT | | SUTTON-IN-ASHFIELD | NG17 5JN



**** CHAIN FREE ** A WARM WELCOME AWAITS!...**

Welcome to this beautifully presented home in Sutton-in-Ashfield. Full of light, space, and modern style, this three-bedroom semi-detached property offers the perfect blend of comfort and practicality. Situated in the ever-popular Sutton-in-Ashfield, the home is close to excellent local schools, shops, and transport links, making it an ideal choice for families and professionals alike. With its neutral décor, tasteful presentation, and move-in ready condition, this is a home you can enjoy from day one.

Stepping inside, you are welcomed by a bright hallway that sets the tone for the home. The heart of the property is the modern open-plan kitchen and dining room, fitted with ample storage and workspace, ideal for both cooking and entertaining. The dining area features bi-folding doors opening directly onto the garden, creating a seamless flow to the outdoor space. From here, open-plan access continues into the spacious living room — a versatile and welcoming space for relaxing with family or hosting guests.

Upstairs, the property offers three well-proportioned bedrooms, each finished in a neutral style ready to make your own. A modern family bathroom completes this floor.

The front of the property offers excellent kerb appeal with a neatly laid lawn, mature shrubs, and a driveway leading to a carport and garage, providing convenient and secure parking. To the rear, the garden is a versatile outdoor space featuring a patio seating area, a laid lawn, and surrounding shrubs. Fully enclosed with fencing, it offers privacy and is perfect for relaxing, entertaining, or family life.

Call today to arrange a viewing!





Entrance Hall

With stairs rising to the first floor, built in storage cupboard and surrounding doors providing access into;

Kitchen/ Dining Room 18'7" x 8'10"

The kitchen is complete with an array of matching high gloss wall and base units. It features an inset sink and drainer, integrated eye level double oven, electric hob with hood over and space for appliances. With a window to the rear elevation. This room offers an open plan design with ample space for your dining furniture and bi-folding doors opening onto the garden. With access into the living room.

Living Room 11'6" x 14'10"

With carpeted flooring and a window to the front elevation.

Landing

With access into;

Bedroom One 11'5" x 12'8"

With carpeted flooring and a window to the front elevation.

Bedroom Two 11'5" x 11'9"

With carpeted flooring and a window to the rear elevation.

Bedroom Three 6'11" x 6'8"

With carpeted flooring and a window to the front elevation.

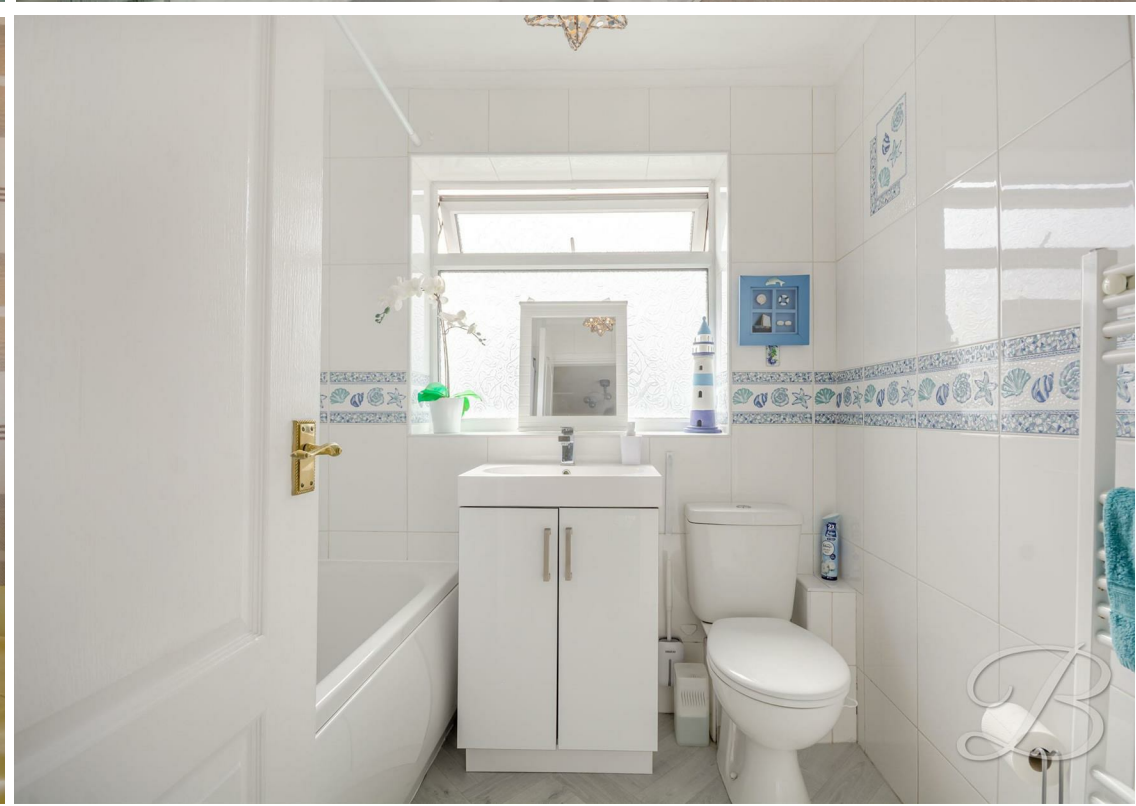
Bathroom 6'8" x 5'10"

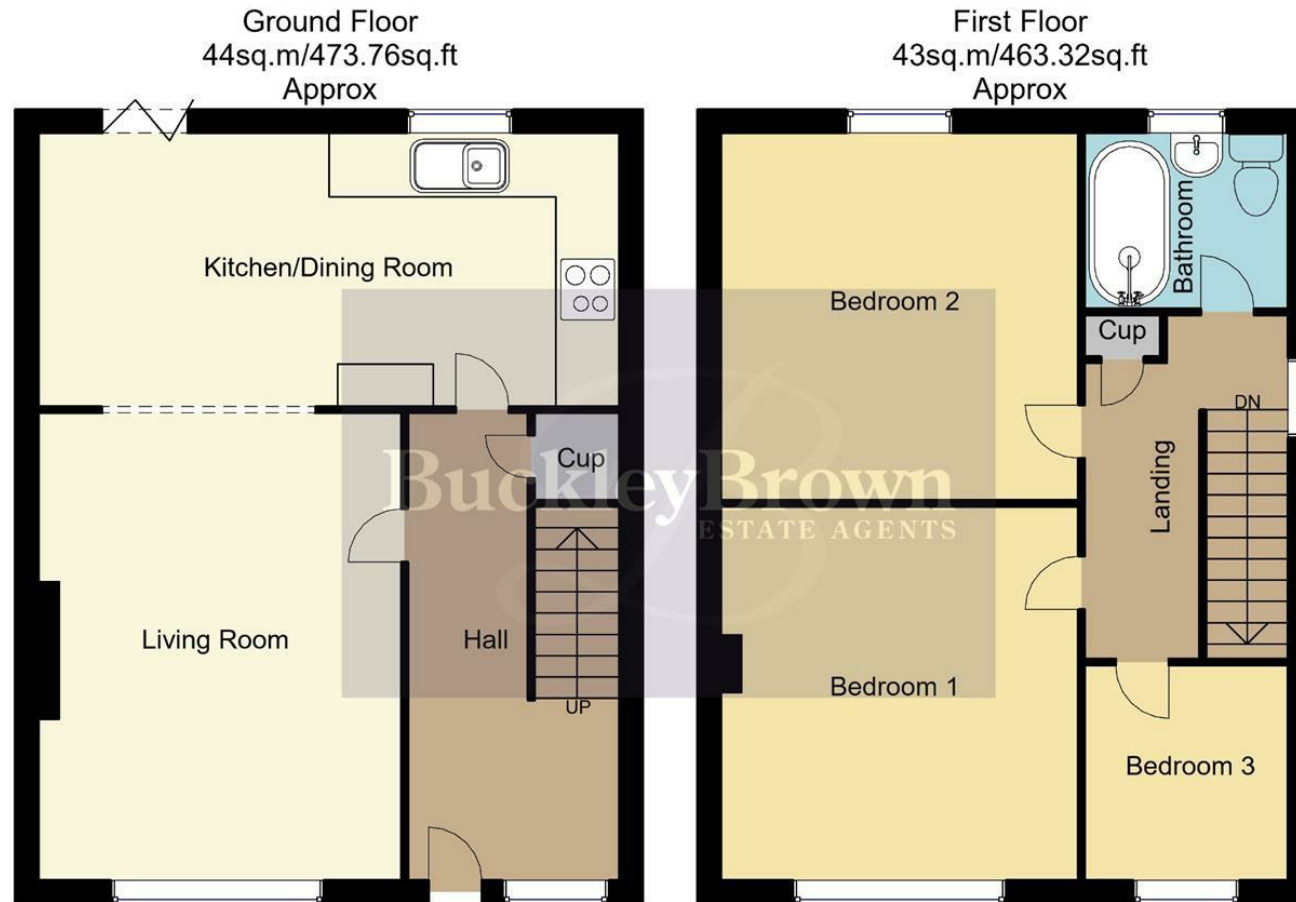
Complete with a three piece suite including a bath, low flush WC and a hand wash basin. With a window to the rear elevation.

Outside



The front of the property offers great kerb appeal with a laid lawn, surrounding shrubs, driveway, carport and garage. the rear garden hosts a patio seating area, laid lawn and surrounding shrubs and fencing.





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		77
(55-68) D	56	
(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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