



Grosvenor Place
Sutton-In-Ashfield

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edwards

Grosvenor Place Sutton-In-Ashfield NG17 1FX

for sale offers in the region of
£150,000



Property Description

Situated on Grosvenor Place, Sutton-in-Ashfield, this three-bedroom end-terrace property offers well-proportioned accommodation with the benefit of a versatile ground floor layout.

The ground floor comprises a lounge with patio doors opening into the rear garden, a fitted kitchen with storage and understairs cupboard, and a conservatory providing additional living space. There is also the advantage of a third bedroom located on the ground floor, offering flexible use as a bedroom, dining room or home office.

To the first floor are two further bedrooms and a family bathroom.

Externally, the property benefits from a south-facing frontage, off-street parking for one vehicle and an enclosed rear garden with paved and lawned areas.

Located close to local amenities, this home is well placed for access to shops, schools and transport links, making it an ideal option for a range of buyers.

Porch

Front entrance porch providing access into the property.

Entrance Hall

Accessed via composite door, finished with vinyl flooring and a wall-mounted radiator.

Lounge

Spacious reception room with laminate flooring, double-glazed patio doors opening to the rear garden and two wall-mounted radiators.

Kitchen

Fitted with matching wall and base units, stainless steel sink and drainer, tiled splashback and vinyl flooring. Includes gas cooker point, space for a fridge-freezer, understairs storage and double-glazed window to the front.

Conservatory

With carpeted flooring, wall-mounted radiator and double-glazed doors to the side providing access to the garden.

Landing

Carpeted with a wall-mounted radiator and access to all first-floor rooms.

Bedroom One

With carpet flooring, wall-mounted radiator and double-glazed window to the rear.

Bedroom Two

Carpeted with wall-mounted radiator, double-glazed window to the front, built-in storage and housing the boiler.

Bedroom Three

Versatile room located on the ground floor with carpet flooring, wall-mounted radiator and double-glazed windows to both front and rear, with loft access.

Bathroom

Comprising bath with mixer tap, wash hand basin and low-level WC. Finished with vinyl flooring, wall-mounted radiator and partially tiled splashback.

External

Front

South-facing frontage with access to a useful external store housing gas and electric meters.

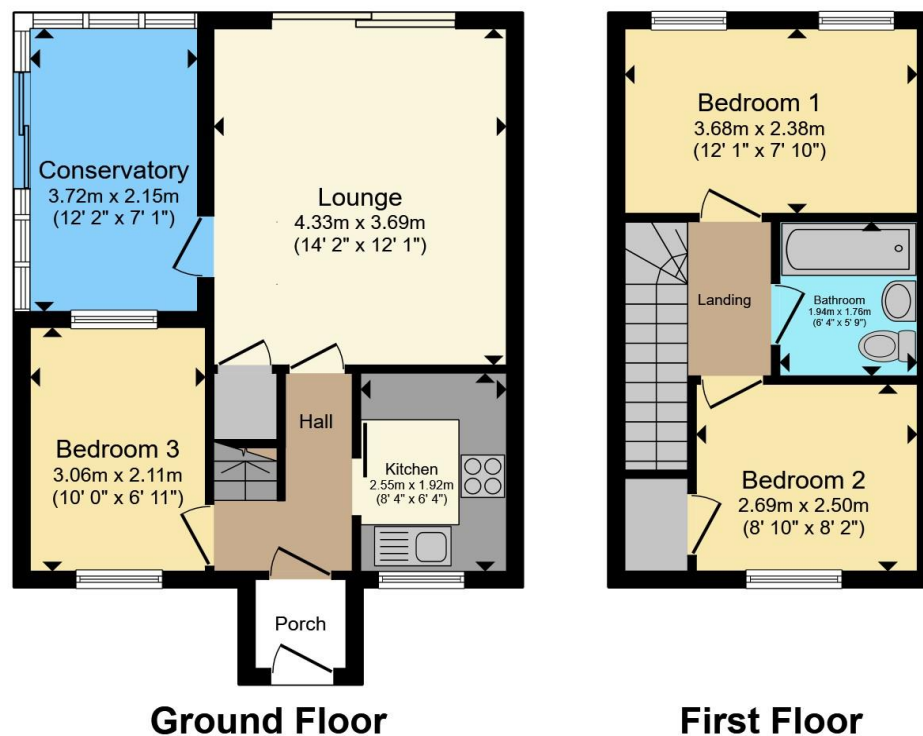
Rear Garden

Enclosed garden with paved seating area, lawn, fenced surround, shed and gated access.









Total floor area 67.6 m² (728 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



To view this property please contact Burchell Edwards on

T 01623 627727
E Mansfield@burchelledwards.co.uk

12 Albert Street
 MANSFIELD NG18 1EB

EPC Rating: D Council Tax
 Band: A

Tenure: Freehold

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