



Sunstone Grove  
Sutton-In-Ashfield

burchell  
edwards

# Sunstone Grove Sutton-In-Ashfield NG17 1NU

for sale offers over  
**£185,000**



## Property Description

Located in the market town of Sutton-in-Ashfield this lovely three-bedroom home is the perfect purchase for a small family or first-time buyer. Sunstone Grove sits within driving distance of Mansfield and only a short distance from the M1 (J28) offering excellent commuting opportunities!

Upon entering the property and from the entrance hall, you will find downstairs WC, a modern and well-presented kitchen along with a spacious and inviting lounge/diner with understairs storage and patio doors opening onto the rear garden.

The first floor boasts two double bedrooms, both benefitting from built in storage space, and a third bedroom ideal for a single bedroom or office, family bathroom with white ceramic suite and bath and finally a master en-suite with large walk-in shower and vanity unit.

To complete this property the front elevation consists of footpath to front door, laid to lawn with single detached garage and parking. The rear elevation offers of a low maintenance garden, laid to lawn with patio area, fence surround and gated access from the side of the property.

**\*\*An opportunity not to be missed\*\*\***

For any enquiries, please contact us on 01623 627727



## Entrance Hall

Entry via UPVC front door.

## Lounge

14' 5" into recess x 15' 6" into recess ( 4.39m into recess x 4.72m into recess )

The lounge comprises of double-glazed window to side, understairs storage, double French doors and windows to rear, two wall mounted radiators with vinyl flooring to finish.

## Cloakroom/Wc

Located on the ground floor the WC is well-presented with ceramic toilet and sink with tiled splashback, wall mounted radiator and vinyl floor to finish.

## Kitchen

11' 4" x 8' 3" ( 3.45m x 2.51m )

A fully fitted kitchen with integrated oven, gas hob and cooker hood, matching wall and base mounted units, stainless steel sink and drainer, wall mounted radiator, double-glazed window to front and finished with vinyl flooring.

## First Floor Landing

First floor landing includes wall mounted radiator with carpet flooring to finish.

## Bedroom One

.10' 9" x 9' 4" into recess ( 3.28m x 2.84m into recess )

The master bedroom comprising of double-glazed window to rear, wall mounted radiator, built in storage, access to en-suite and carpeted floor to finish.

## Master En-Suite

En-suite situated off the master bedroom includes large walk-in shower, white ceramic sink and toilet, vanity unit, full height tiling to shower, wall mounted towel-radiator, double-glazed window to side and vinyl flooring to finish.

## Bedroom Two

12' 8" into recess x 8' ( 3.86m into recess x 2.44m )

Bedroom two includes double-glazed window to front, wall mounted radiator, storage with water tank and carpeted floor to finish.

## Bedroom Three

7' 2" x 7' 4" ( 2.18m x 2.24m )

Bedroom three comprises of double-glazed window to front, wall mounted radiator and vinyl floor to finish.

## Bathroom

The bathroom is finished with a white ceramic suite, double glazed window to side, wall mounted towel radiator, half height tiled splashback behind bath and vinyl floor to finish.

## Front Elevation

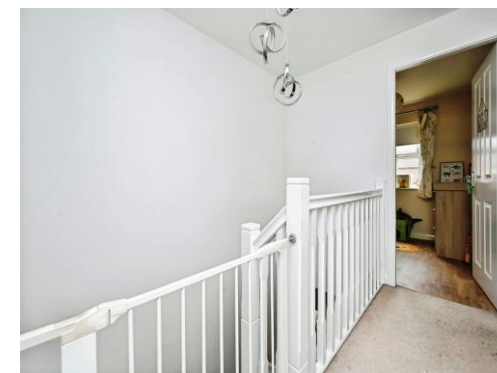
Open frontage with gated access to rear, slabbed footpath to front door, laid to lawn with shrubs and plants for decoration, parking and single detached garage.

## Rear Elevation

A low maintenance area with patio, laid to lawn finish, shrubs and plants, gated side access including fence surround.

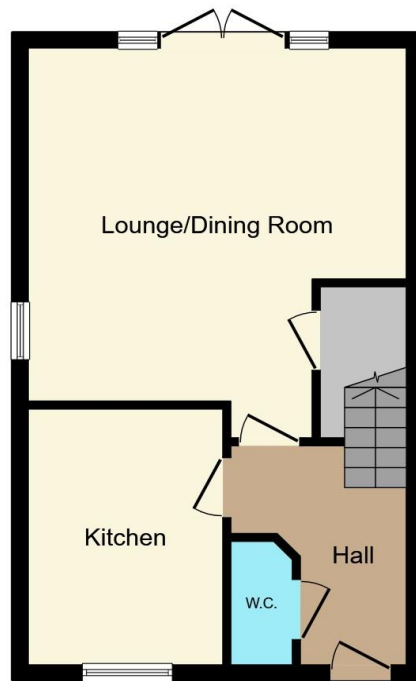
## Garage

Located to the front of the property accessed via an up and over door.

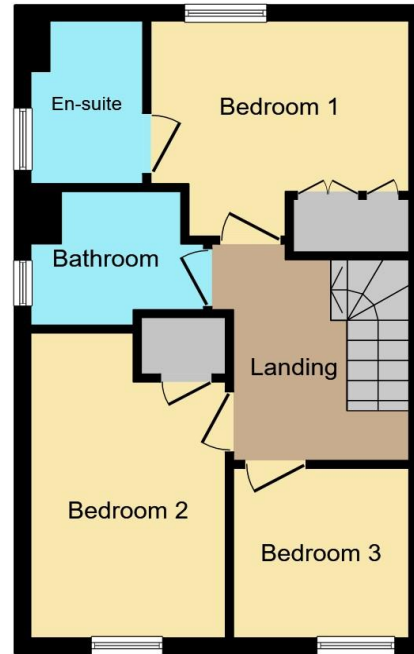




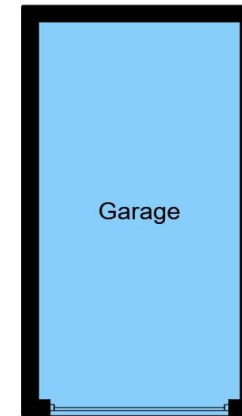




**Ground Floor**



**First Floor**



**Garage**

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](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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12 Albert Street  
MANSFIELD NG18 1EB

EPC Rating: C Council Tax  
Band: B

Tenure: Freehold

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