



£220,000 Freehold

73 SUTTON ROAD | | MANSFIELD | NG18 5ET

**BuckleyBrown**  
ESTATE AGENTS

**\*\* NO UPWARD CHAIN \*\***

**YOUR NEXT MOVE?...** Situated in a convenient and sought-after area of Mansfield, this beautifully presented three-bedroom semi-detached home offers spacious and versatile living accommodation, perfect for families and professionals alike. The property is ideally positioned close to well-regarded schools, local amenities, Kings Mill Reservoir, and Kings Mill Hospital.

Neutrally decorated throughout, this move-in-ready home features a welcoming lounge, a separate dining room, and a modern, well-appointed kitchen, all offering bright and comfortable living spaces.

Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom, providing plenty of space for the whole family.

Externally, the property benefits from a driveway and garage, offering ample off-road parking, as well as a neat front garden. To the rear, there is a private and enclosed garden, perfect for outdoor entertaining or relaxing in the warmer months.

This wonderful home combines modern comfort with an excellent location, early viewing is highly recommended to appreciate all that it has to offer.

Call today to view!





#### Entrance Hall

With a central heating radiator, stairs leading to first floor and access to;

#### Living Room 15'0" x 10'5"

With a bay window to the front elevation and a central heating radiator. There is an opening into the dining room.

#### Dining Room 10'5" x 10'5"

With a central heating radiator.

#### Utility Room 5'7" x 10'5"

With a central heating radiator and under-stairs storage.

#### Kitchen 17'3" x 7'6"

Complete with a range of units and cabinets with an inset sink and drainer with mixer tap over. There is an integrated oven with gas hob and extractor over, built-in dishwasher and fridge freezer.

#### Landing

With access into;

#### Bedroom One 15'0" x 9'9"

With a central heating radiator, built-in wardrobes and window to front elevation.

#### Bedroom Two 9'10" x 10'2"

With a central heating radiator and a window to the rear elevation.

#### Bedroom Three 7'10" x 8'8"

With a central heating radiator and a window to front elevation.

#### Bathroom 7'10" x 11'5"

A spacious bathroom with panelled bath, enclosed shower, low flush WC, pedestal sink. With a central heating radiator, and a window to the side elevation.

#### Outside



There is a driveway to the front allowing for ample off-street parking for multiple vehicles which in turn leads to a garage. The front garden is mainly gravel and has tree line shielding from the road. The rear garden is mainly laid to lawn and patio seating area which is perfect for you to enjoy during the Summer!



Ground Floor  
49 Sq.m/531.30 Sq.ft  
Approx

First Floor  
51 Sq.m/545.59 Sq.ft  
Approx



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) <b>A</b>                          |           | <b>82</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>65</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |



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MANSFIELD  
NG18 5ET

## BuckleyBrown Estate Agents

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