



Riveraine Close  
SUTTON-IN-ASHFIELD

burchell  
edwards

# Riveraine Close SUTTON-IN-ASHFIELD NG17 5JH

for sale offers over  
**£260,000**



## Property Description

Welcome to this well-presented three-bedroom detached home situated in the desirable Riveraine Close area of Sutton-in-Ashfield. Offering spacious and versatile living, this property benefits from excellent accessibility features, including level access suitable for wheelchair users.

The ground floor includes a bright entrance hall, cloakroom/WC, comfortable lounge with bay window and gas fire, separate dining room with French doors, and a modern, well-equipped kitchen with integrated appliances and side access. Upstairs features three bedrooms, including a generous main bedroom with its own en-suite, plus a family bathroom.

The exterior boasts a beautifully maintained rear garden with lawn, patio and decking, mature shrubs and trees, and rear access to the garage. The front elevation features attractive paving, iron railings, and a driveway leading to a single garage with power and storage.

A fantastic opportunity for families or those seeking accessible, detached living in a peaceful cul-de-sac.

## Entrance Hall

A welcoming entrance hall featuring a UPVC front door, soft carpet flooring and a wall-mounted radiator. Useful understairs storage provides additional practicality.

## Cloakroom / Wc

Located to the front elevation, the cloakroom offers a double-glazed opaque window, ceramic toilet and wash hand basin, tiled splashback, vinyl flooring and a wall-mounted radiator.

## Lounge

A comfortable lounge with carpet flooring, wall-mounted radiator, a charming gas fire with surround, and a double-glazed bay window filling the room with natural light.

## Reception Room

A well-proportioned dining space complete with carpet flooring, wall-mounted radiator and double-glazed French doors opening to the rear garden.

## Kitchen

Modern kitchen fitted with matching wall and base units, vinyl flooring, tiled splashbacks, stainless-steel sink and drainer, integral electric oven, gas hob with hood, integrated under-counter fridge, freezer and dishwasher. Includes a double-glazed rear window and UPVC side door.



## Landing

Carpeted landing with a double-glazed window to the side, loft access and an airing cupboard.

## Bedroom One

A generous double bedroom with carpeted flooring, wall-mounted radiator and double-glazed window to the front elevation.

## En-Suite

Vinyl flooring, ceramic toilet and wash hand basin, tiled splashback, walk-in shower, double-glazed opaque side window and wall-mounted radiator.

## Bedroom Two

A rear-facing double room with carpeted flooring, wall-mounted radiator and double-glazed window.

## Bedroom Three

A cosy third bedroom with carpet flooring, wall-mounted radiator and double-glazed rear window.

## Bathroom

Fitted with vinyl flooring, bath, ceramic toilet and wash hand basin, tiled splashback, spotlights and a double-glazed opaque front window.

## Loft Space

Partially boarded with electrics, ideal for extra storage.

## Externals

### Front

Brick-paved and concrete frontage with a tarmac driveway leading to the garage. Black iron railings border the front and side, with mature plants and a path guiding you to the main entrance.

### Rear

A private rear garden offering lawned areas, patio and decking, with fencing all around. Additional patio space behind the garage, outside tap, mature shrubs and trees, and access door into the garage.

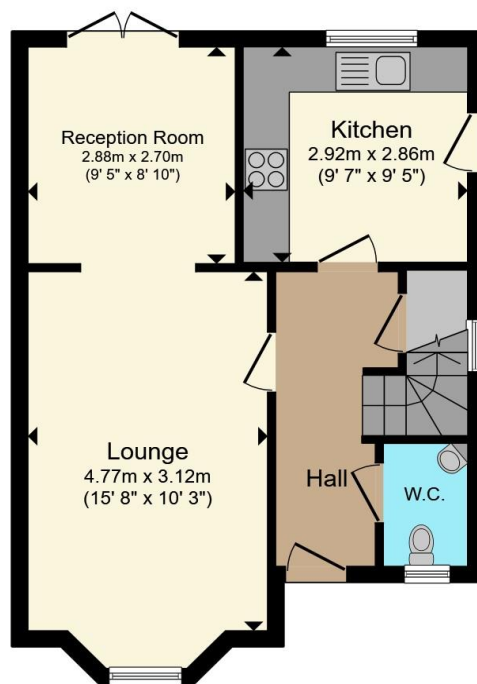
## Garage

Complete with sheet up-and-over door, side garden access, electrics and storage space.

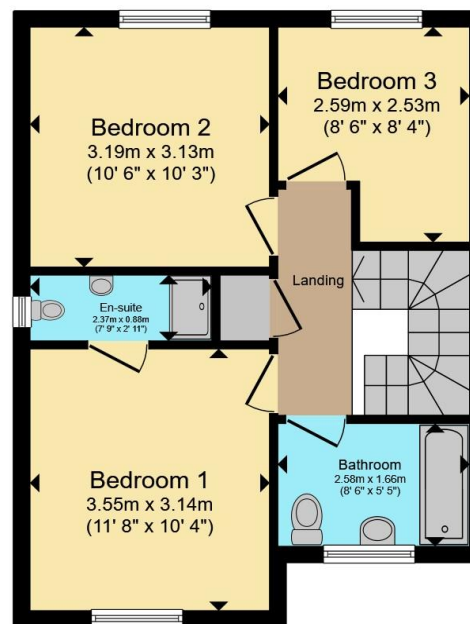








**Ground Floor**



**First Floor**

Total floor area 85.0 m<sup>2</sup> (915 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](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

**T 01623 627727**  
**E [Mansfield@burchelledwards.co.uk](mailto:Mansfield@burchelledwards.co.uk)**

12 Albert Street  
MANSFIELD NG18 1EB

EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/MFD209640](http://burchelledwards.co.uk/Property/MFD209640)**



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: MFD209640 - 0006