



Alfreton Road
Sutton-In-Ashfield



Property Description

Hall and Benson are delighted to offer for sale this semi-detached family home situated on the outskirts of Sutton-in-Ashfield town centre. The accommodation has entrance hall with stairs off to the first floor, two reception rooms, the dining room overlooking the rear elevation and kitchen having wall and base units. To the first floor there are three bedrooms and a family bathroom. Outside to the front of the property is vehicle standing space and the rear garden is laid to lawn having patio area. Ideally situated for Sutton-in-Ashfield town centre and having easy access to the A38 and M1 motorway, this is an ideally family home. Viewing is recommended

Entrance Hall

Having stairs rising to the first floor , radiator and under stairs cupboard providing storage space.

Kitchen

Fitted with a range of wall and base units having work surfaces over, incorporating a single drainer sink unit with mixer tap. Plumbing for the automatic washing machine, space for fridge freezer and integrated four ring gas hob and an electric oven with extractor fan over. UPVC double glazed window and door to the rear elevation.

Lounge

The second measurement excludes the bay window which over looks the front elevation. The focal point of this room is a feature fire surround with complimentary tiled hearth incorporating an open fire, radiator and ceiling coving.

Dining Room

Having double glazed patio door to the rear elevation , radiator and picture rail.

Landing

Double glazed window to the side elevation and ceiling coving.

Bedroom One

Having a UPVC double glazed window to the front elevation , radiator , picture rail and complementary wooden flooring.

Bedroom Two

The first measurement has been taken to the front of the fitted wardrobes which provide shelving and hanging space and have side complementary dressing table. Radiator and UPVC double glazed window to the rear.

Bedroom Three

With a UPVC double glazed window to the front and radiator.

Bathroom

Four piece suite comprising of panel bath, shower cubicle, low flush W/C and pedestal wash hand basin. Complementary tiled splash backs, UPVC double glazed window to the rear and heated towel rail.

Outside

The front of the property provides a vehicle standing space, side access in turn leads to the rear garden, this being a particular feature. Has paved patio area, hedge surround and is mainly laid to lawn with two garden sheds.









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.focalagent.com

To view this property please contact Hall & Benson on

T 01773 521771
E alfreton@hallandbenson.co.uk

22A High Street
 ALFRETON DE55 7BN

EPC Rating: D Council Tax
 Band: B

check out more properties at hallandbenson.co.uk



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.

Hall & Benson 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.hallandbenson.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: ALF104256 - 0003