



£180,000 Freehold

78 ALFRETON ROAD | | SUTTON-IN-ASHFIELD | NG17 1FS

**BuckleyBrown**  
ESTATE AGENTS

Set on Alfreton Road in the charming town of Sutton-In-Ashfield, this semi-detached house presents an excellent opportunity for families and first-time buyers alike. With its convenient location, residents will enjoy easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking a vibrant community atmosphere.

Upon entering the property, you are welcomed into a spacious and inviting ground floor. The accommodation comprises two reception rooms, offering versatile living space for relaxation and entertaining, along with a well-appointed kitchen providing ample room for cooking and dining. The layout is designed to maximise comfort and functionality throughout. this floor also provides a handy ground floor WC.

Moving to the first floor, you will find three generously sized bedrooms, each offering a peaceful retreat for rest and rejuvenation. The bathroom is conveniently located to serve all bedrooms, providing essential facilities for family living. The arrangement of the rooms allows for flexibility, whether you require a home office, guest room, or children's space.

Outside, the property boasts a manageable garden area, perfect for enjoying the fresh air or hosting summer barbecues. Currently tenanted, this home presents a unique opportunity for prospective buyers to view the property and envision their future in this delightful residence. We encourage interested parties to arrange a viewing to fully appreciate the charm and potential this home has to offer.





### Living Room

Spacious living room with central heating radiator and window to the front elevation.

### Dining Room

Dining room area with ample room for your desired dining room furniture.

### Kitchen

Well-appointed kitchen with matching cabinets and ample worktop space, an inset sink, and a tiled splash back.

### WC

Handy ground floor WC and hand wash basin.

### Landing

Landing leading to;

### Bedroom One

Master bedroom with central heating radiator and a window.

### Bedroom Two

Second bedroom with central heating radiator and a window.

### Bedroom Three

Third bedroom with central heating radiator and a window, ideal room for a nursery/office.

### Bathroom

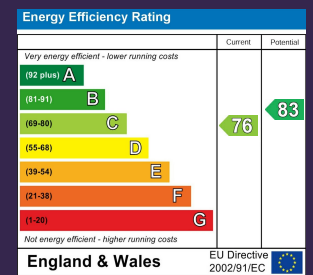
Four piece suite with bath, shower, low flush WC and hand wash basin.

### Outside

Off-road parking to the front elevation. To the rear is a spacious lawn area and patio.



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.



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