



Byron Avenue
Sutton-In-Ashfield

burchell
edwards

Byron Avenue Sutton-In-Ashfield NG17 4JB

for sale
£165,000



Property Description

Byron Avenue, Sutton-in-Ashfield

Situated in a popular residential location, this well-presented three-bedroom semi-detached home offers modern living throughout with neutral décor, spacious accommodation and generous off-road parking.

The ground floor comprises an entrance hall, a bright and spacious living room with an electric fire and useful storage cupboards, and a modern fitted kitchen featuring a range of matching wall and base units, integrated gas hob, electric oven and space for a variety of appliances.

To the first floor are three well-proportioned bedrooms, two of which are generous doubles, along with a modern family bathroom fitted with a bath and shower over. A part-boarded loft with lighting provides additional storage space.

Externally, the property benefits from a driveway providing parking for numerous vehicles, lawned frontage, two useful outbuildings and secure gated access to the rear. The enclosed rear garden has been designed for low maintenance, featuring slabbed areas, fenced boundaries and an outside tap.

This attractive home would make an ideal purchase for first-time buyers, families or investors seeking a move-in ready property in Sutton-in-Ashfield.

Entrance Hall

UPVC entrance door to the side elevation, laminate flooring, wall-mounted radiator and UPVC door providing access to the rear garden.

Living Room

A bright and spacious reception room featuring carpet flooring, double glazed windows to the front and side elevations, two wall-mounted radiators, wall-mounted electric fire and two useful storage cupboards.

Kitchen

Fitted with a range of matching wall and base units with work surfaces over, laminate flooring and two double glazed windows overlooking the rear garden. Incorporating an inset stainless steel sink and drainer, integrated gas hob with electric oven and cooker hood. Space and plumbing for appliances including a washing machine, dishwasher and fridge-freezer. Finished with spotlights to the ceiling.

Landing

Carpeted landing area with a double glazed window to the side elevation and access to the first-floor accommodation.

Bedroom One

A well-proportioned double bedroom with carpet flooring, double glazed window to the front elevation, wall-mounted radiator, fitted wardrobes and ceiling spotlights.

Bedroom Two

Double bedroom comprising carpet flooring, wall-mounted radiator, double glazed window to the rear elevation and ceiling spotlights.

Bedroom Three

A versatile third bedroom featuring carpet flooring, double glazed window to the side elevation, wall-mounted radiator and built-in storage cupboard.

Bathroom

Modern family bathroom fitted with a ceramic low-level WC, wash hand basin and bath with shower over. Having laminate flooring, Aqua Board splashbacks, heated towel rail, spotlights, access to the loft space and opaque double glazed window to the side elevation.

Loft Space

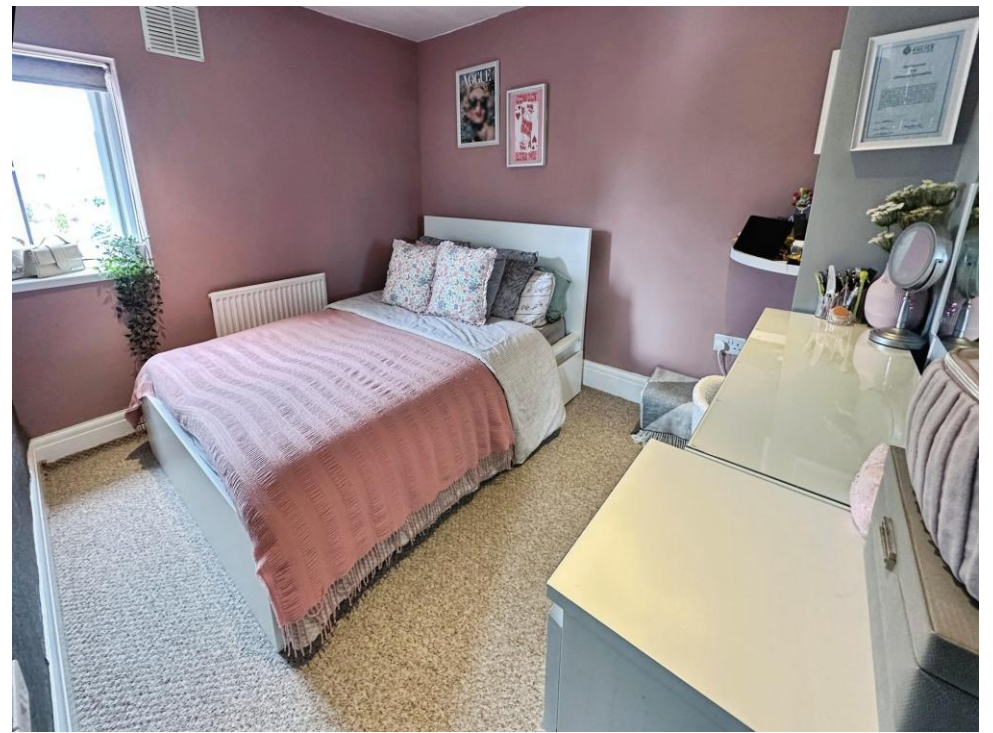
Part-boarded loft with lighting, providing useful additional storage space.

Outside

To the front, the property benefits from a driveway providing off-road parking for numerous vehicles, lawned garden area and two useful outbuildings to the side. A lockable side gate gives access to the rear.

The rear garden is designed for low maintenance, being predominantly slabbed with fenced boundaries, an outside tap and lockable gated side access.







To view this property please contact Burchell Edwards on

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12 Albert Street
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EPC Rating: D Council Tax
Band: A

Tenure: Freehold

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