Fletcher & Company

21 Thompson Crescent, Sutton-In-Ashfield, NG17 5ED

Asking Price £165,000

Freehold



- No Chain
- Two Double Bedrooms
- Living Room with Bay Window
- Ample Off-Street Parking
- Good Sized Enclosed Rear Garden
- Additional Outhouses
- Easy Access to A38 & M1 (Junction 28)
- Easy Access to Sutton Parkway Railway Station





Summary

A well-presented two bedroom, semi-detached home, ideally suited to first time buyers, downsizers and investors alike. The property offers practical accommodation comprising an entrance hall leading into a welcoming living room, featuring an attractive bay window which provides plenty of natural light. To the rear is a fitted kitchen with access to a useful outhouse, offering additional storage or utility space.

To the first floor are two well-proportioned bedrooms, complemented by the property's family bathroom.

Externally, the property benefits from a driveway to the front, providing valuable off-street parking, while to the rear is an enclosed garden offering a private outdoor space to relax and entertain.

An excellent opportunity to acquire a conveniently arranged home with useful outdoor space and parking, which must be viewed to be fully appreciated.

The Location

Sutton-in-Ashfield offers an appealing combination of everyday convenience, established community surroundings and access to attractive countryside. The town provides a good range of local amenities, including shops, supermarkets, cafés, leisure facilities and well-regarded schools, alongside convenient transport links to Mansfield, Nottingham and the surrounding areas. Residents can enjoy nearby green spaces and recreational opportunities, with the beautiful surroundings of the Nottinghamshire countryside close at hand. With a choice of local amenities, accessible transport connections and a variety of housing, Sutton-in-Ashfield is a popular location for families, first-time buyers and those looking to enjoy a convenient yet well-connected lifestyle.

Accommodation

Ground Floor

Entrance Hall

4'5" x 4'3" (1.35 x 1.3)

Featuring carpeted flooring, a radiator and a double glazed window to the side elevation. Provides access to the living room and stairs rising to the first floor.

Living Room

13'8" x 12'5" (4.17 x 3.81)

A welcoming reception room featuring carpeted flooring, a radiator and an attractive double glazed bay window to the front elevation. Access through to the kitchen.





Kitchen

16'8" x 8'9" (5.09 x 2.69)

Fitted with a range of wall and base units, incorporating a stainless steel sink with mixer tap and drainer, integrated oven, gas hob and extractor hood, with complementary splashback. Space is provided for additional appliances, alongside useful understairs storage. Finished with laminate flooring, a ceiling light and double glazed windows overlooking the rear elevation.





First Floor Landing

7'3" x 3'8" (2.21 x 1.12)

With carpeted flooring, ceiling lighting and a double glazed window to the side elevation. Provides access to both bedrooms, the family bathroom and loft hatch.

Bedroom One

16'7" x 10'4" (5.08 x 3.17)

A well-proportioned bedroom featuring carpeted flooring, a radiator, ceiling lighting and double glazed windows overlooking the rear elevation.





Bedroom Two

10'8" x 9'3" (3.26 x 2.84)

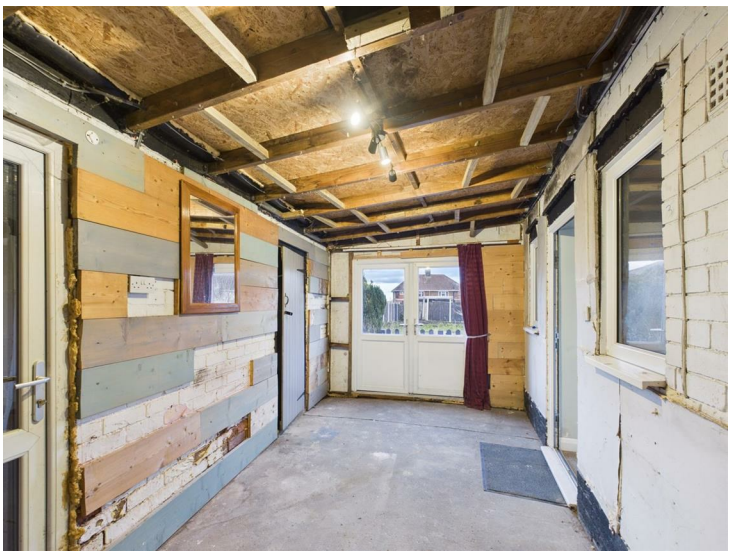
Another comfortable bedroom, offering carpeted flooring, a radiator, ceiling lighting and double glazed windows to the rear elevation.



Family Bathroom
6'7" x 6'1" (2.03 x 1.87)
Fitted with a white suite comprising a panelled bath with shower over, wash handbasin and WC. Complemented by partially tiled walls, a radiator and ceiling lighting.



Side Outhouse
17'7" x 9'0" (5.38 x 2.76)
Useful additional storage space featuring concrete flooring, ceiling lighting and access through to the rear garden, with further adjoining outhouse storage.



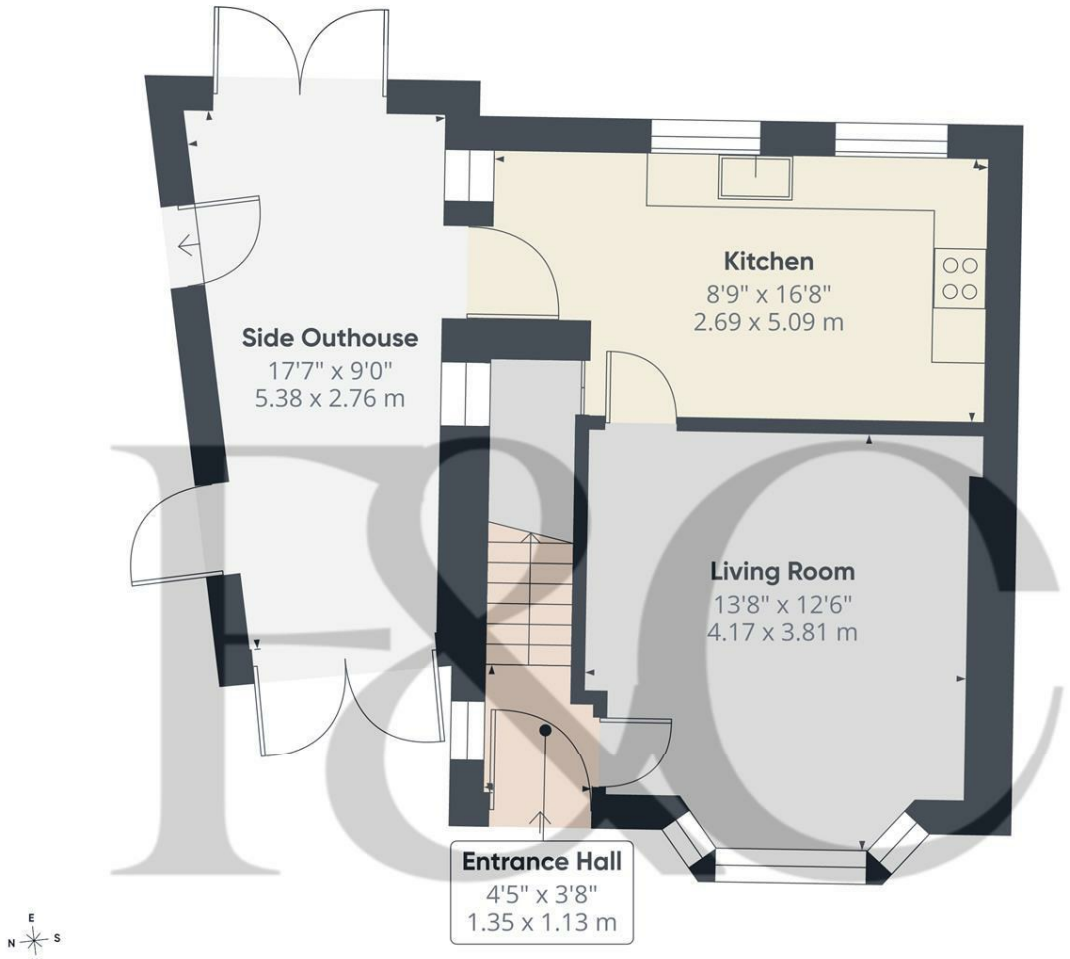
Outside

Front
The property benefits from a paved frontage providing ample off-street parking.

Rear
An enclosed rear garden featuring a paved patio area, lawn and established mature trees. To the far end of the garden is an additional decking area, providing an ideal space for outdoor seating and entertaining.



Council Tax Band A



Floor 0

Approximate total area(1)

488 ft²

45.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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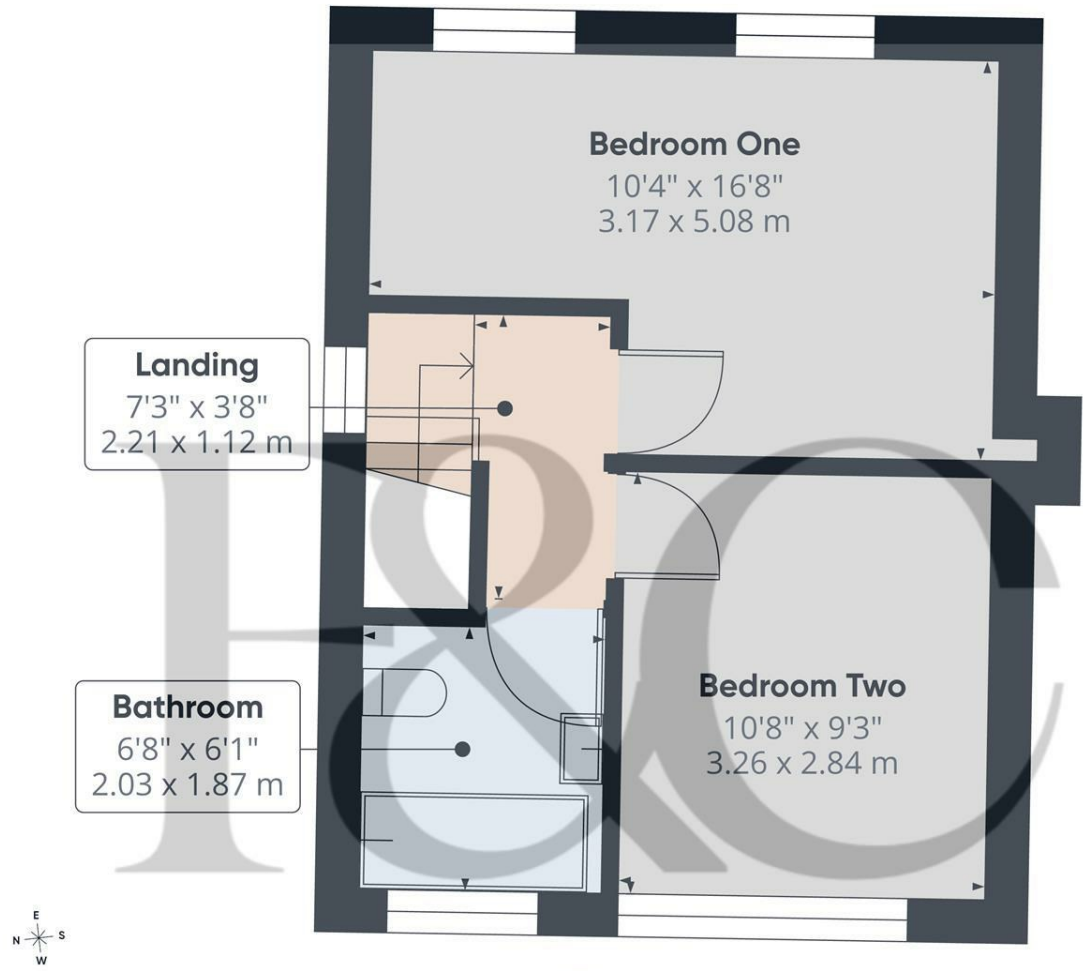

Floor 1

Approximate total area(1)

310 ft²

28.8 m²

(1) Excluding balconies and terraces

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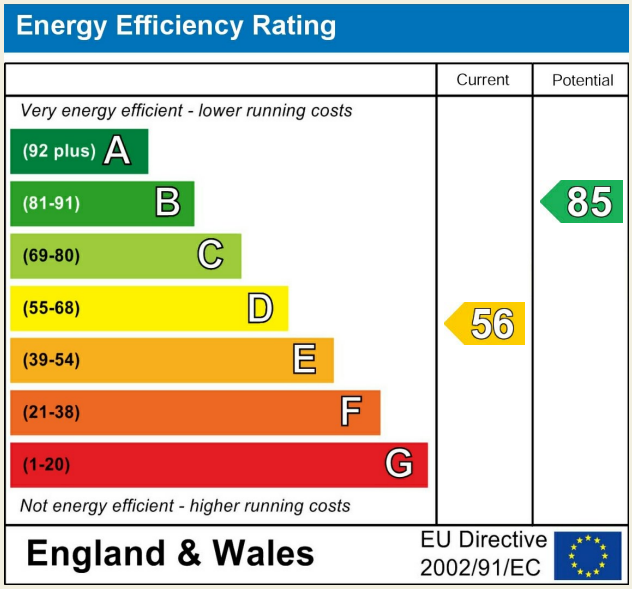

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21 Thompson Crescent
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Council Tax Band: A
Tenure: Freehold