



River Otter Holt
Sutton-In-Ashfield

burchell
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River Otter Holt Sutton-In-Ashfield NG17 3NU

for sale
£225,000



Property Description

A well maintained three-bedroom semi-detached home situated within a desirable residential setting.

The accommodation is thoughtfully arranged, starting with an entrance hall and a useful ground floor WC. The lounge offers a comfortable living space, while the kitchen diner is fitted with modern units and integrated appliances, with French doors providing direct access to the rear garden—ideal for both day-to-day living and entertaining.

To the first floor, the main bedroom includes an en-suite shower room. There are two additional bedrooms, all served by a contemporary family bathroom.

Externally, the rear garden is enclosed and mainly laid to lawn, creating a practical outdoor space. The front of the property features a block paved driveway, offering off-road parking.

A great option for buyers seeking a modern home in a popular and convenient location.

Entrance Hall

Accessed via the front door, the entrance hallway is finished with carpeted flooring and provides doors leading to the lounge and ground floor WC.

Wc

The ground floor WC is accessed from the entrance hall and is fitted with a ceramic WC, wash hand basin, and laminate flooring.

Lounge

The lounge features a double-glazed window to the front, a wall mounted radiator, and carpeted flooring.

Kitchen / Dining Room

A spacious open-plan kitchen and dining area with double glazed French doors opening onto the rear garden, along with a rear-facing window allowing plenty of natural light. The kitchen is fitted with matching wall and base units, an inset stainless-steel sink and drainer, and integrated appliances including a gas hob, electric oven with extractor, fridge freezer, and dishwasher. Additional features include a wall mounted radiator, vinyl flooring, and under-stairs storage.

First Floor Landing

First floor landing with carpeted flooring, a useful storage cupboard, and doors leading to bedrooms one, two, and three, as well as the family bathroom.

Bedroom One

Bedroom One features a double-glazed window to the front, built-in wardrobes, access to the en-suite, a wall mounted radiator, and carpeted flooring.

En-Suite

The en-suite is fitted with a walk-in shower, a double-glazed opaque window to the side, ceramic WC and wash hand basin, and a wall mounted radiator. Additional features include a shaver point, laminate flooring, and tiled splashback.

Bedroom Two

Bedroom Two features a double-glazed window to the rear, a wall mounted radiator, and carpeted flooring.

Bedroom Three

Bedroom Three features a double-glazed window to the front, a wall mounted radiator, and carpeted flooring.

Bathroom

The family bathroom is fitted with vinyl flooring and a double-glazed window to the rear. It comprises a ceramic WC and wash hand basin, a wall mounted radiator, and a bath with tiled splashback.

Externals

Front: Block paved driveway providing off-road parking, complemented by planted beds with shrubs and established planting, plus a secure gated side access.

Rear Garden: Enclosed garden with fenced boundaries, mainly laid to lawn with a paved pathway and a secure gated side access.







To view this property please contact Burchell Edwards on

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EPC Rating: B Council Tax
Band: B

Tenure: Freehold

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