



Sutton Road
Mansfield

burchell
edwards

Sutton Road Mansfield NG18 5HL

for sale
£300,000



Property Description

Beautifully presented throughout, this spacious three-bedroom detached home on the popular Sutton Road, Mansfield, offers modern accommodation, generous parking and the added benefit of a fantastic garden bar.

The accommodation comprises an entrance hall, WC, spacious living room with French doors to the rear garden, separate dining room with bay window and fireplace, and a fitted kitchen with a range of wall and base units and space for appliances.

To the first floor are three well-proportioned bedrooms and a contemporary family bathroom featuring a bath and walk-in rainfall shower.

Externally, the property enjoys a substantial brick-paved driveway providing parking for numerous vehicles. To the rear is an enclosed garden with patio, lawn and mature planting, together with a detached garage/bar complete with power and lighting, creating an excellent space for entertaining or relaxing.

A fantastic family home combining space, practicality and outdoor entertaining space in a sought-after location.

Entrance Hall

Entered via a composite front door, the entrance hall features wood-effect flooring, a wall-mounted radiator and useful built-in storage.

Wc / Cloakroom

Fitted with a ceramic low-level WC and wash hand basin set within a vanity unit. Tiled flooring and an opaque window.

Living Room

A spacious reception room featuring wood flooring, a fireplace, wall-mounted radiator and ceiling spotlights. Double glazed French doors provide access to the rear garden.

Dining Room

A separate dining room with carpeted flooring, double glazed bay window to the front elevation, wall-mounted radiator and an attractive fireplace with marble surround.

Kitchen

Fitted with a range of matching wall and base units incorporating an inset stainless steel sink and drainer. Having a gas hob with cooker hood over, space and plumbing for a washing machine and dryer, space for a dishwasher, wood flooring, wall-mounted radiator, double glazed windows to the side and rear, and a UPVC side entrance door.

Landing

With carpeted flooring, side-facing double glazed window and access to the loft space.

Bedroom One

A generous principal bedroom featuring carpeted flooring, wall-mounted radiator, double glazed bay window to the front elevation and a decorative fireplace.

Bedroom Two

With carpeted flooring, wall-mounted radiator and double glazed window overlooking the rear garden.

Bedroom Three

A well-proportioned third bedroom with carpeted flooring, wall-mounted radiator and double glazed window to the front elevation.

Bathroom

Comprising a bath, walk-in shower with rainfall shower head, ceramic WC and wash hand basin set within a vanity unit. Finished with aqua board walling and splashbacks, tiled flooring, wall-mounted radiator and an opaque double glazed window to the rear.

Garage / Bar

A versatile detached garage currently utilised as a bar, benefiting from power, lighting, fitted shelving and a window and door providing direct access to the garden.

Front & Side Exterior

To the front and side of the property is a substantial brick-paved driveway providing off-road parking for numerous vehicles. Gated access leads to the rear garden, with fenced boundaries, gravelled areas and established trees and shrubs.

Rear Garden

An enclosed rear garden enjoying fenced boundaries, a lawned area, mature trees, bushes and shrubs, a slabbed patio ideal for outdoor entertaining, side gated access and steps leading from the patio to the lawn. The garden also provides access to the detached garage/bar.

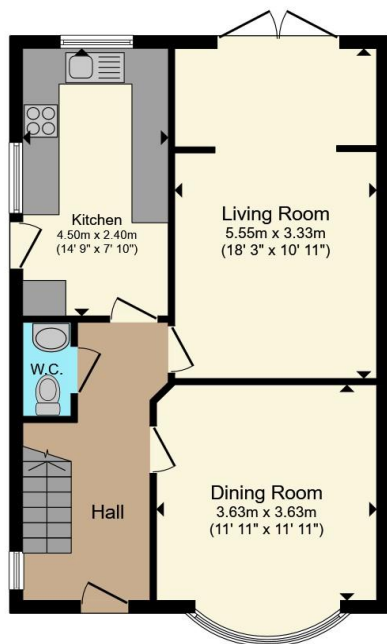
Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

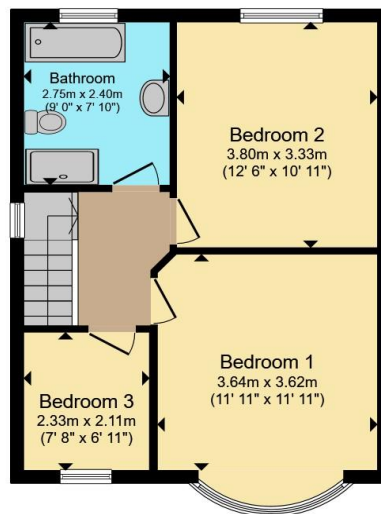




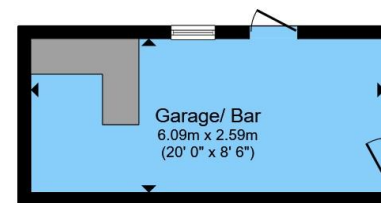




Ground Floor



First Floor



Outbuilding

Total floor area 115.4 m² (1,242 sq.ft.) approx

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.propertybox.io



To view this property please contact Burchell Edwards on

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EPC Rating: Awaited
Council Tax Band: C

Tenure: Freehold

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