

Hazel Street, Sutton-In-Ashfield, Nottinghamshire NG17 3FD

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£165,000

P I N E W O O D





# Hazel Street Sutton-In-Ashfield Nottinghamshire NG17 3FD

**£165,000**

**3 bedrooms  
1 bathroom  
2 receptions**

- Three Bedroom Sem-detached
- Bright & Spacious Lounge
  - Modern Kitchen-Diner
  - Versatile Multi-Use Room
- Contemporary Family Bathroom
  - Off Street Parking
- Large Garage / Workshop
  - Private Rear Garden
  - Freehold
- Council Tax Band A







Nestled on the charming Hazel Street in Sutton-In-Ashfield, this delightful semi-detached house, built in 1930, offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are welcomed into a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The modern kitchen diner is a standout feature, designed to cater to both culinary enthusiasts and family gatherings, making mealtimes a pleasure. The contemporary family bathroom adds to the convenience of this home, ensuring that all your needs are met.

Additionally, the property boasts a versatile multi-use room, which can serve as a home office, playroom, or even a guest bedroom, adapting to your lifestyle requirements.

Parking is a significant advantage here, with ample space for up to three vehicles, making it easy for you and your guests to come and go without hassle. A gated entrance leads to a private rear garden that has a larger than average detached garage that could be used as a Workshop.

This semi-detached house on Hazel Street is not just a home; it is a lifestyle choice, offering comfort, space, and modern amenities in a friendly neighbourhood. Whether you are looking to settle down or invest, this property presents an excellent opportunity. Do not miss the chance to make this charming house your new home.

#### Entrance Hall

Welcoming entrance hall featuring a composite door to the front aspect. The consumer unit is located here, along with a single-panel convector radiator with a TRV. A fitted carpet leads up the staircase, which boasts an open spindle and balustrade design, with convenient storage underneath.

#### Lounge

12'10" x 13'11" (3.92 x 4.26)

A bright and spacious lounge with a bay window to the front aspect, allowing plenty of natural light. The room features a fitted carpet, a double-panel convector radiator, and an elegant archway that leads seamlessly into the kitchen-diner.

#### Kitchen-Diner

16'0" x 10'0" (4.90 x 3.05)

A modern and stylish kitchen fitted with high-gloss curved doors and drawer fronts, complemented by a wood-effect profile worktop and tiled splashback. Integrated appliances include an induction hob, oven, and grill, along with a stainless steel sink and drainer featuring a swan-neck mixer tap with a showerhead attachment. Sliding patio doors lead to the versatile office/dining space, while an additional section of the kitchen offers stylish aubergine-finished base and wall units with brushed metal bar handles. There is space for a 50/50 fridge-freezer, a contemporary wall-mounted radiator, and a durable vinyl floor covering.

#### Multi-Use Room (Office/Dining Room)

11'0" x 7'10" (3.37 x 2.40)

This versatile space can be used as an office or dining room, with UPVC doors opening out to the garden and a UPVC window to the side aspect. A laminate floor covering, a central heating radiator, and a lantern-style ceiling light with downlighters add to the modern aesthetic. A neutral white-painted décor enhances the bright and airy feel, with an internal window looking back into the kitchen.

#### Ground Floor WC

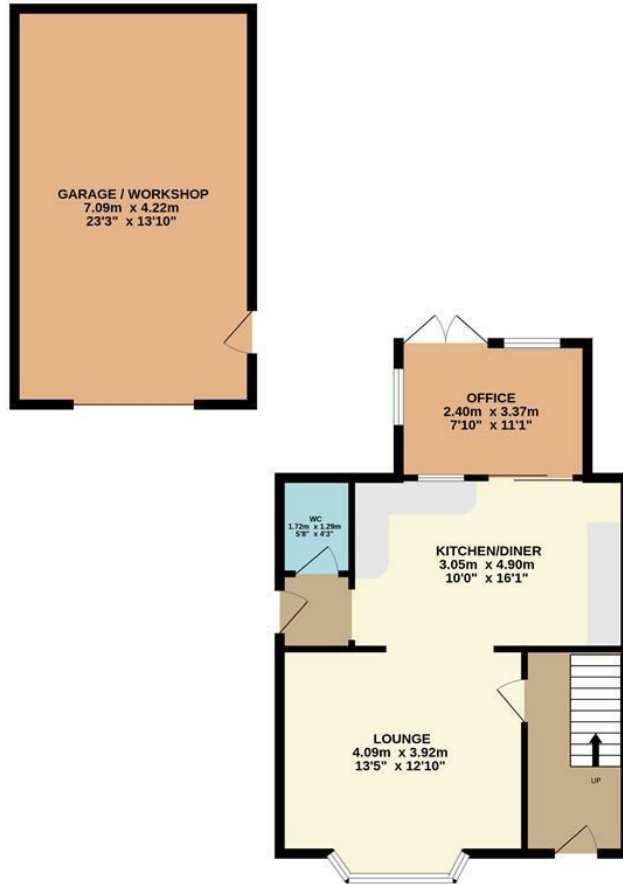
2'8" x 6'0" (0.83 x 1.85)

With pedestal wash basin, low flush WC and combination boiler.





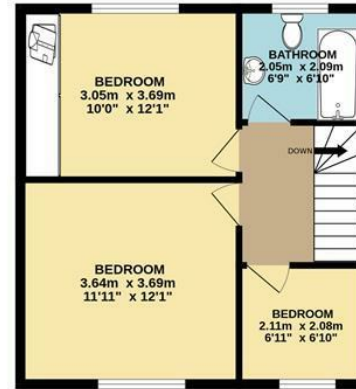
GROUND FLOOR  
80.6 sq.m. (868 sq.ft.) approx.



TOTAL FLOOR AREA : 122.2 sq.m. (1315 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR  
41.5 sq.m. (447 sq.ft.) approx.



### Bathroom

6'10" x 6'8" (2.09 x 2.05)

A well-appointed family bathroom featuring a bathtub with an integrated thermostatic mixer shower from the boiler, including both a rainfall showerhead and a handheld attachment. Contemporary taps enhance the sink unit and bath, while a frosted UPVC window provides natural light and privacy. Additional features include a pedestal wash hand basin with tiled splashback, a low-flush WC, a chrome heated towel rail, and a vinyl floor covering.

### Bedroom One

12'1" x 10'0" (3.69 x 3.05)

A generously sized master bedroom overlooking the rear garden, featuring built-in storage, a central heating radiator, and a fitted carpet for added comfort.

### Bedroom Two

12'1" x 11'11" (3.69 x 3.64)

A well-proportioned front-facing bedroom with a UPVC window, central heating radiator, and fitted carpet. The space includes a recessed alcove, ideal for storage or a wardrobe.

### Bedroom Three

6'9" x 6'11" (2.08 x 2.11)

A bright and airy front-facing bedroom featuring a UPVC window, central heating radiator, and fitted carpet, perfect for use as a single bedroom, nursery, or home office.

### Garage / Workshop

13'10" x 23'3" (4.22 x 7.09)

A spacious detached garage / workshop with light and power and an up and over door.

### Exterior

A spacious block-paved driveway provides off-road parking for up to three vehicles. Gated side access leads to the rear of the property, where you'll find a detached garage/workshop, a paved patio area perfect for outdoor seating, and a well-maintained lawn.

### Disclaimer

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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PINEWOOD

