



£225,000 Freehold

17 TOPAZ CRESCENT | SUTTON-IN-ASHFIELD | NG17 1NX

BuckleyBrown
ESTATE AGENTS

TOO GOOD TO SCROLL PAST!... Situated on the ever-popular Topaz Crescent in Sutton-in-Ashfield, this well-presented semi-detached home occupies a convenient and sought-after location, with a range of local amenities, reputable schools, and excellent transport links all within easy reach—making it an ideal choice for families and professionals alike.

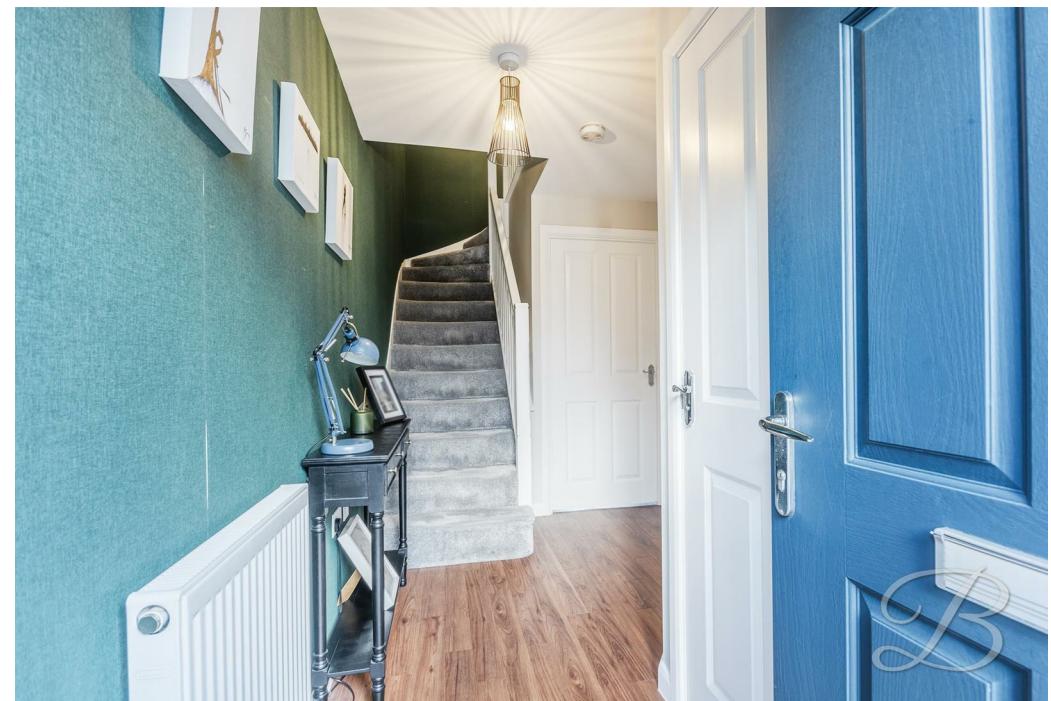
Upon entering the property, you are greeted by a spacious reception room that exudes warmth and character. This inviting space is perfect for entertaining guests or enjoying quiet evenings with family, complemented by patio doors opening onto the rear garden. The ground floor also features a well-appointed kitchen, which is both functional and stylish, providing ample space for meal preparation and dining. Finally, there is a handy downstairs WC.

Moving to the first floor, you will find two generously sized bedrooms, both offering built in wardrobes for added convenience. Just off the landing is a modern four piece bathroom suite, equipped with contemporary fixtures and fittings, ensuring convenience for the whole family.

The second floor features an expansive master suite that has an open layout with plenty of room to relax and unwind. It also features a private en suite and built in wardrobes.

Outside, the property benefits from a well-maintained garden, perfect for enjoying the fresh air or hosting summer barbecues. The outdoor space is both private and inviting, providing a lovely area for children to play or for adults to unwind after a long day. With a private driveway and a garage available, this home truly offers everything you need for modern living.

Call now to arrange your viewing!





Hall

With leading access into;

WC

Fitted with a hand wash basin and low flush WC.

Kitchen 8'3" x 10'8"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and decorative splashback tiles.

Lounge 14'6" x 15'4"

Spacious reception room with amtico flooring, central heating radiator and a patio doors opening to the rear elevation.

Landing

Window to the rear and further access into;

Bedroom Two 8'6" x 11'9"

Carpeted flooring, central heating radiator, built in wardrobes and a window to the front.

Bedroom Three 8'6" x 10'4"

Carpeted flooring, central heating radiator, built in wardrobes and a window to the rear.

Bathroom 6'2" x 8'5"

Four piece suite comprising of a hand wash basin, low flush WC, bath and a separate shower. Window to the front elevation.

Bedroom One 15'4" x 19'0"

Carpeted flooring, central heating radiator, built in wardrobe, en suite and windows to the front and rear.



En Suite 3'11" x 8'1"

Three piece suite comprising of a hand wash basin, low flush WC, hand wash basin and a shower.

Garage 8'10" x 18'8"

Single garage with an external door to the side elevation. Currently lends itself as a home gym.

Outside

Decorative frontage with a private driveway, garage and a pathway leading up to the front door. The rear garden provides an artificial lawn, patio seating area and fence surround.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-81) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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