



Offers In The Region Of £210,000 Freehold

50 QUARRYDALE ROAD | | SUTTON-IN-ASHFIELD | NG17 4DR

BuckleyBrown
ESTATE AGENTS

SAY LESS, ITS THAT GOOD. Set along the ever-popular Quarrydale Road, this welcoming semi-detached home offers comfortable, well-balanced living in a location that suits modern family life. With schools, parks, and everyday amenities close at hand, it's easy to see why this area continues to be a firm favourite. Let us tell you more.

Step inside and you'll find a bright and well-proportioned ground floor designed for both everyday living and entertaining. The living room is light and inviting, creating a relaxing space to unwind, while the modern kitchen offers plenty of storage and worktop space for keen cooks. The dining area offers a versatile space ideal for family meals, hosting friends, or simply enjoying time together. The ground floor also boasts an external WC and utility room.

Upstairs, the home continues to impress with three generous bedrooms, all offering a great space to make your own. A conveniently positioned family bathroom completes the first floor with a three piece suite.

Outside, the property enjoys a well-kept garden that offers a great space for outdoor enjoyment, whether that's entertaining, relaxing, or letting children play. To the front, a driveway provides useful off-road parking.

Call now to arrange your viewing!





Hall

Multiple storage cupboards located under the stairs and further access into;

Living Room 11'11" x 11'11"

Carpeted flooring, central heating radiator and a bay window to the front elevation.

Dining Room 11'11" x 12'0"

Versatile reception room with laminate flooring, central heating radiator and french doors opening to the rear elevation.

Kitchen 6'3" x 8'4"

Complete with a range of matching gloss wall and base cabinets, inset sink with drainer, integrated appliances, decorative splashback tiles and an external door to the side elevation.

Landing

Window to the side and leading access into;

Bedroom One 12'0" x 12'0"

Carpeted flooring, central heating radiator and a bay window to the front elevation.

Bedroom Two 12'0" x 12'0"

Carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Three 6'5" x 6'8"

Carpeted flooring, central heating radiator and a window to the front elevation.

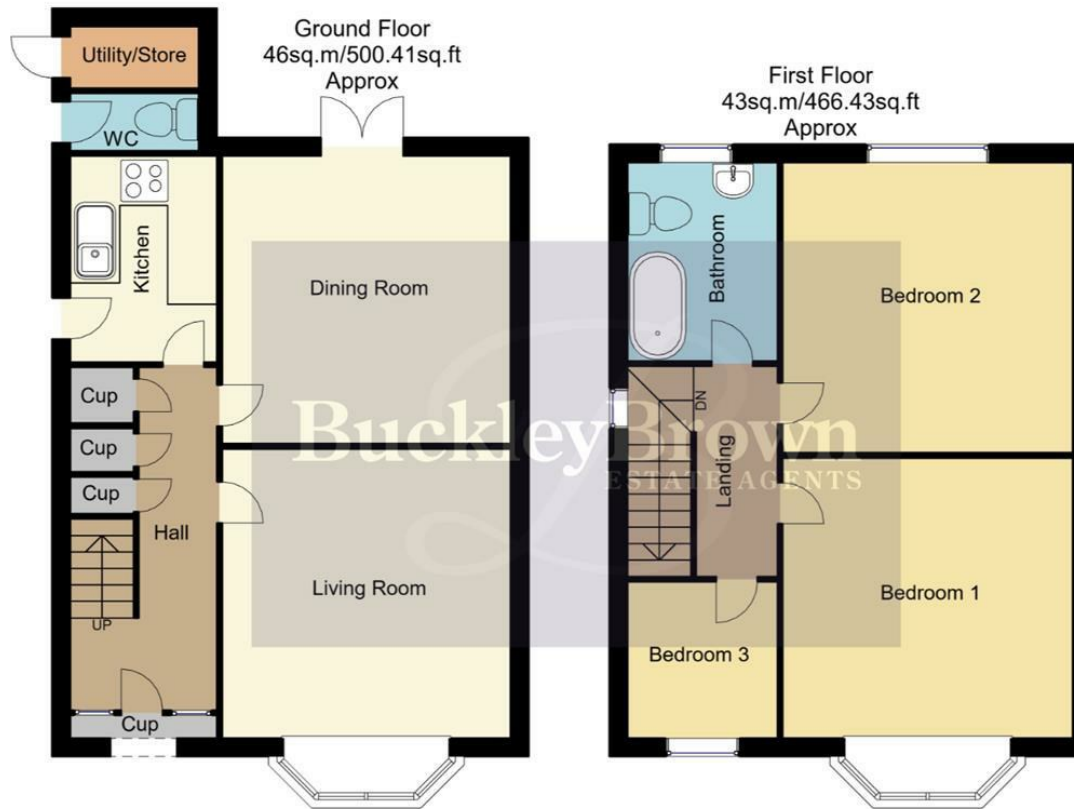
Bathroom 6'5" x 8'4"

Modern three piece suite including a hand wash basin, low flush WC and a bath with an overhead shower for added convenience. Window fitted to the rear elevation.

Outside

Low maintenance frontage with a well kept lawn, private driveway and gates giving access to the rear. Extensive rear garden boasting a lawn, paved 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. Specially 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. Specially 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			85
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP
1 Market Place | Bolsover | Chesterfield | S44 6PN
www.buckleybrown.co.uk

t: 01623 633 633
t: 01623 633 633
t: 01246 605121

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