



Guide Price £250,000 Freehold

4 SAMUEL UNWINS COURT | | SUTTON-IN-ASHFIELD | NG17 4PG

BuckleyBrown
ESTATE AGENTS

*** GUIDE PRICE £250,000 - £260,000 ***

WARM AND WELCOMING RESIDENCE. Positioned in the charming area of Samuel Unwins Court in Sutton-In-Ashfield, this delightful townhouse offers a unique layout that is perfect for family living. The property is situated in a friendly neighbourhood, providing easy access to local amenities, schools, and parks, making it an ideal location for families seeking both convenience and community.

Upon entering the ground floor, you will find a welcoming hallway that leads to a well-appointed kitchen/dining room, which is both functional and stylish, allowing for enjoyable meal preparation. Additionally, there is a convenient utility room and wc, enhancing the practicality of this level.

Moving to the first floor, you will discover a bright and airy living room which is complemented by access onto a stunning balcony which overlooks the rear garden. The master bedroom can also be found on this level which benefits from its very own en suite. The layout ensures that this level is both comfortable and functional, making it an ideal retreat for family members.

Ascending to the second floor, you will find three further bedrooms, providing a peaceful sanctuary for rest and relaxation. Just off the landing is modern family bathroom.

Outside, the property boasts a well-maintained garden, offering a lovely space for outdoor activities and relaxation. The garden is easily accessible from the ground floor, making it perfect for summer barbecues or simply enjoying the fresh air. With off-street parking available, this townhouse combines practicality with a welcoming atmosphere, making it a wonderful family home.

Call now to arrange your viewing!





Porch
Access to the garage and the front door.

Hall
With a window to the front and leading access into;

Kitchen/Dining Room 15'10" x 18'2"
Spacious open plan living complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and ample space for your desired furnishings. Window and french doors to the rear elevation.

Utility 7'4" x 5'5"
Fitted cabinets, worktops over, inset sink with drainer, ample storage and a window to the front elevation.

WC 4'10" x 4'0"
Fitted low flush WC and a hand wash basin.

Landing To The First Floor
With leading access into;

Living Room 9'9" x 9'9"
Carpeted reception room with a central heating radiator, window to the rear and an external door to the rear giving access to the balcony.

Balcony 19'1" x 7'9"
Expansive balcony offering a paved seating area overlooking the rear garden.

Bedroom One 12'0" x 13'3"
Carpeted flooring, central heating radiator, built in wardrobes, en suite and a window.

En Suite 7'1" x 5'4"
Three piece suite including a hand wash basin, low flush WC and a shower. Window to the front elevation.

Landing To The Second Floor
Leading access into;

Bedroom Two 12'5" x 9'10"
Carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Three 8'0" x 11'4"
Carpeted flooring, central heating radiator, built in wardrobes and a window to the front elevation.

Bedroom Four 6'11" x 9'8"
Carpeted flooring, central heating radiator and a window to the rear elevation.

Bathroom 10'2" x 5'6"
Three piece suite comprising of a hand wash basin, low flush WC and a bath. Window to the front elevation.

Garage 7'4" x 27'3"
Accessible via an electric door from the front elevation. Fitted with an external door to the rear elevation.

Outside
Low maintenance frontage with a paved private driveway and an integrated garage. The rear garden offers an artificial lawn with a 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. 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			
(81-91) B			
(69-80) C		74	83
(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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