



£195,000 Freehold

21 SYLVAN CRESCENT | | SUTTON-IN-ASHFIELD | NG17 3DJ

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ESTATE AGENTS

EXCELLENT EMPTY OPPORTUNITY. Situated on the sought-after Sylvan Crescent in Sutton-in-Ashfield, this attractive semi-detached home offers a fantastic opportunity for buyers looking to create their ideal living space. Set within a quiet residential area, the property benefits from close proximity to local amenities, reputable schools and excellent transport links—making it well-suited to families and professionals alike. Let's take a look inside...

The ground floor welcomes you with two generous open plan living/dining room, providing flexible living, perfect for entertaining. Complemented by french doors opening onto the rear garden. Decorated in neutral tones throughout, the property offers a blank canvas ready for personalisation. The kitchen hosts a functional space to cook delicious meals. Finally, the ground floor boasts a large utility room and handy office area.

Upstairs, there are three well-proportioned bedrooms, all filled with natural light and offering comfortable accommodation. A conveniently located family shower room serves the first floor.

Externally, the property features a private garden—ideal for relaxing or entertaining.

The semi-detached layout provides a balance of privacy while still enjoying a friendly neighbourhood setting, with a private driveway improving the kerb appeal.

Call now to book your viewing!





#### Entrance Hall

Window to the front, storage cupboard under the stairs and leading access into;

#### Kitchen 10'5" x 7'10"

Fully equipped kitchen complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and decorative splashback tiles. Window to the front and access into a handy utility room.

#### Living/Dining Room 21'9" x 13'11"

Open plan reception room with carpeted flooring, central heating radiator, windows to the rear and french doors opening to the garden.

#### Utility 7'0" x 21'7"

Excellent storage space with access to an

office space and an external door to the rear.

#### Office 6'6" x 7'8"

Highly versatile space currently utilised as a home office.

#### Landing

Window to the front and leading access into;

#### Bedroom One 11'3" x 11'8"

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

#### Bedroom Two 10'5" x 10'3"

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



#### Bedroom Three 8'5" x 9'0"

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

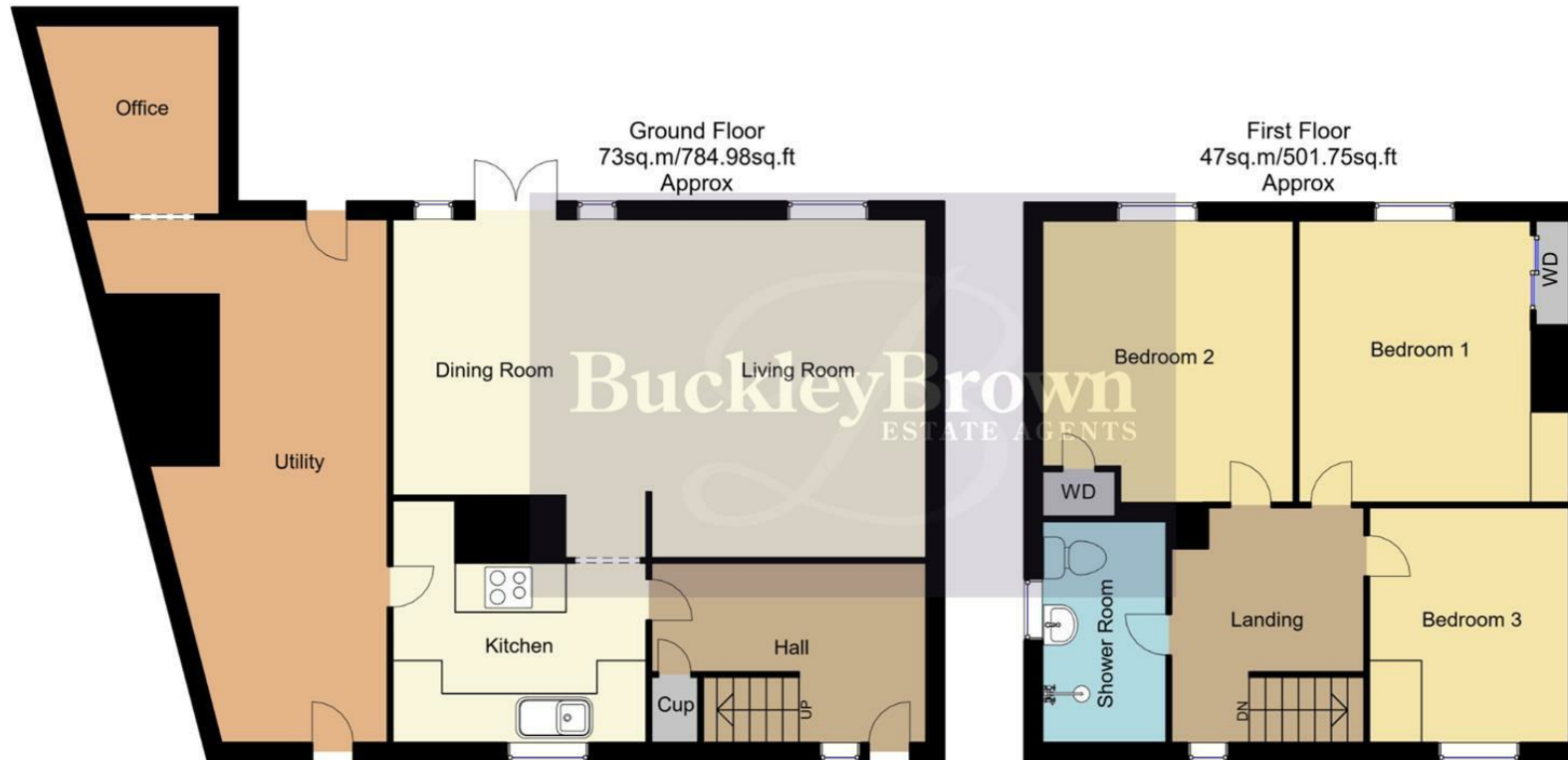
#### Shower Room 5'4" x 7'6"

Modern three piece suite including a hand wash basin, low flush wc and a walk in shower.

#### Outside

Gated low maintenance frontage with a private gravel driveway. Garden found to the rear.





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 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(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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