



Offers Over £170,000 Freehold

30 TAYLOR CRESCENT | | SUTTON-IN-ASHFIELD | NG17 5DP

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IDEAL FIRST HOME. Situated in the charming area of Taylor Crescent, Sutton-In-Ashfield, this lovely semi-detached house offers a perfect blend of comfort and convenience. The location is ideal for families and professionals alike, with easy access to local amenities, schools, and transport links, making it a desirable spot for those seeking a welcoming community atmosphere.

Upon entering the property, you will find a well-appointed ground floor that boasts a spacious living area, perfect for relaxation and entertaining. The layout is designed to maximise space and light, creating an inviting environment. The kitchen is functional and well-equipped, providing ample room for culinary pursuits. From here, there is access to a conservatory, offering an additional versatile space that can be enjoyed all year round and enhancing the flow of the home.

Moving to the first floor, you will discover two generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The bedrooms are well-lit and provide ample storage options, making them both practical and comfortable. The first floor also features a well-maintained bathroom, ensuring convenience for all residents.

Outside, the property benefits from a charming garden area, ideal for enjoying the fresh air or hosting gatherings with family and friends. The semi-detached nature of the house allows for a sense of privacy while still being part of a friendly neighbourhood. This outdoor space is perfect for gardening enthusiasts or those simply looking to unwind in a tranquil setting. Overall, this semi-detached house on Taylor Crescent presents an excellent opportunity for anyone seeking a lovely home in Sutton-In-Ashfield.

Call up today to secure your viewing.





Hall

Accessible from the side, fitted cupboard and leading access into;

Living Room 11'9" x 17'4"

Laminate flooring, central heating radiator, feature fireplace and dual aspect windows to the front and rear elevations.

Kitchen 9'10" x 10'10"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and a decorative splashback wall. Fitted with a window to the front elevation.

Conservatory 13'5" x 8'7"

Bright and airy space with surrounding windows and an external door to the side elevation.

Landing

Window to the rear and leading access into;

Bedroom One 11'5" x 11'5"

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

Bedroom Two 9'11" x 11'0"

Laminate flooring, central heating radiator and dual aspect windows to the front and side elevations.

WC 2'7" x 5'9"

Fitted with a low flush wc and a window to the side elevation.

Shower Room 8'7" x 5'7"

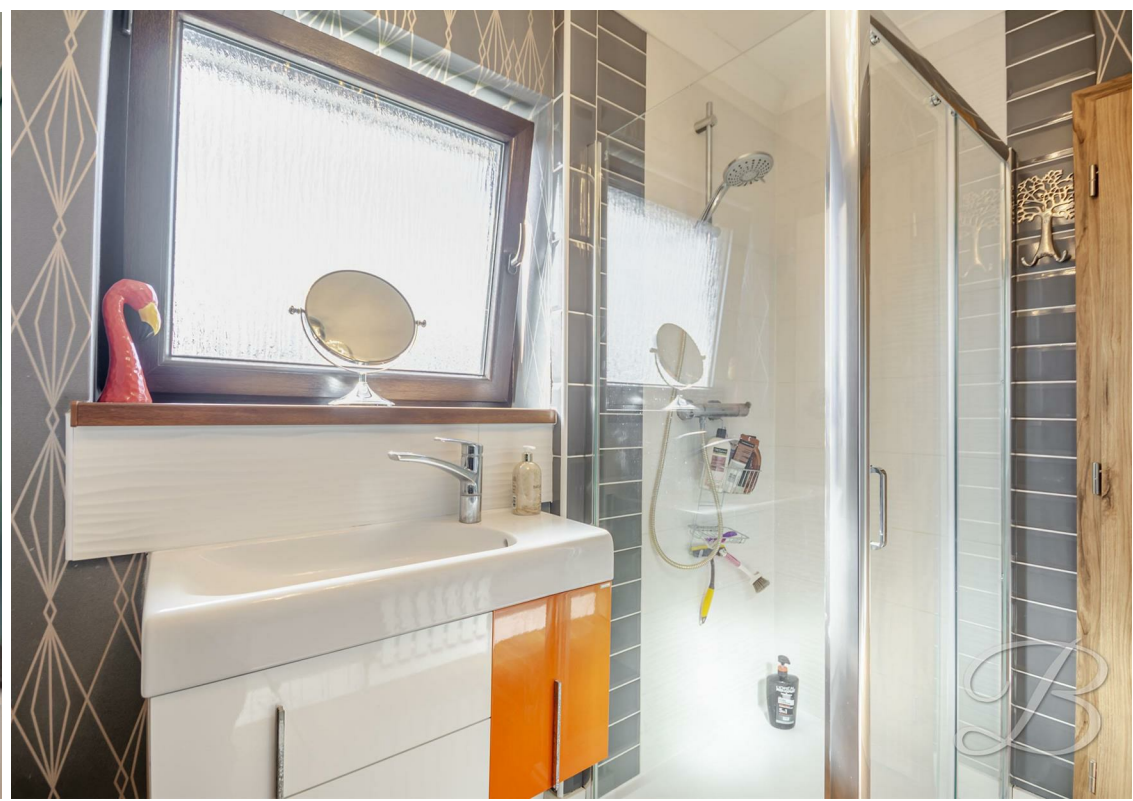
Fitted with a hand wash basin and a shower cubicle. Fitted with a window to the rear.

Store

Excellent store room to the rear.

Outside

To the front elevation is a driveway with space for two cars and a car port. To the rear is a well-maintained lawn and a patio area, perfect for alfresco dining.





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. 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 | | | |
| (55-68) D | | 70 | 77 |
| (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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