



£290,000 Freehold

3 ALDER WAY | | SUTTON-IN-ASHFIELD | NG17 2GD

BuckleyBrown
ESTATE AGENTS

A GREAT OPPORTUNITY!...

Located in the heart of Sutton-in-Ashfield, this spacious property is ideally positioned close to a range of local amenities including shops, schools, transport links and nearby green spaces, making it a fantastic opportunity for families and buyers alike. Offering generous living space throughout and plenty of potential to personalise and make your own, the property provides a flexible layout suited to modern living.

Upon entering, you are welcomed into the home with access to the kitchen, which offers ample space for storage and preparation. The property also benefits from a comfortable living room, perfect for relaxing or entertaining, which leads through to a bright conservatory providing additional living space and pleasant views of the garden. The ground floor is further complemented by a convenient shower room.

To the first floor, the property offers three well-proportioned bedrooms, providing plenty of space for family living, home working or guests. A second shower room is also located on this floor, adding practicality and convenience.

Externally, the property continues to impress. To the front there is a block paved driveway providing off-street parking, alongside a laid lawn and surrounding shrubbery which adds to the home's kerb appeal. To the rear, the garden offers a pleasant outdoor space featuring a patio seating area ideal for outdoor dining or relaxing, leading onto a laid lawn bordered by mature trees and shrubbery, creating a private and peaceful setting.

With its excellent location, generous space and exciting potential, this property presents a wonderful opportunity for buyers looking to create a home tailored to their own style and needs. Call today to arrange a viewing!!





Porch
With access into;

Entrance Hall
With a built in storage cupboard, stairs rising to the first floor and surrounding doors providing access into;

Kitchen 7'1" x 12'4"
With matching cabinetry, space for appliances, inset sink and drainer and a window to the rear elevation.

Living Room 11'10" x 23'1"
With ample space for furnishings, feature fireplace and sliding doors opening into the conservatory.

Conservatory 11'2" x 9'1"
With surrounding windows to the rear elevation

Shower Room 4'1" x 5'9"
Complete with a three piece suite, including a shower, low flush WC and a hand wash basin.

Landing
With access into;

Bedroom One 11'3" x 11'0"
With carpeted flooring, ample space for furnishings and a window to the rear elevation.

Bedroom Two 10'8" x 11'11"
With carpeted flooring, ample space for furnishings and a window to the front elevation.

Bedroom Three 8'2" x 5'11"
With carpeted flooring, ample space for furnishings and a window to the front elevation.



Shower Room 7'8" x 6'6"
Complete with a three piece suite including a shower, low flush Wc and a hand wash basin.

Outside
The property benefits from a block paved driveway to the front with a laid lawn and surrounding shrubbery. To the rear, there is a patio seating area leading to a laid lawn with surrounding trees and shrubbery.





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		65	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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