



£185,000 Freehold

6 CEDAR CLOSE | SUTTON-IN-ASHFIELD | NG17 3FG

**BuckleyBrown**  
ESTATE AGENTS

**HOME SWEET HOME.** Situated in the popular area of Cedar Close, Sutton-in-Ashfield, this attractive semi-detached home offers a wonderful balance of comfort and everyday convenience. Ideally suited to families, the property benefits from nearby amenities, schools, and green spaces, making it a great place for the whole family.

Step inside to a generous reception room that creates a warm and welcoming setting, ideal for relaxing or entertaining. The ground floor also features a well-designed kitchen, offering practicality and ease for day-to-day living, along with a versatile dining room enhanced by french doors a flexible space ready to be tailored to your needs.

Upstairs, the home offers three well-proportioned bedrooms, all filled with natural light and providing ample storage. A neatly presented family bathroom completes the first floor, catering perfectly to modern family life or professional living.

Outside, the property continues to impress with a pleasant garden providing a peaceful escape, ideal for outdoor dining, summer evenings, or simply unwinding. Off-street parking adds further convenience, making this a fantastic opportunity to secure a welcoming home in a friendly neighbourhood.

Call today to arrange your viewing!





#### Hall

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

#### Living Room 11'5" x 14'0"

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

#### Kitchen 10'4" x 7'9"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances, decorative splashback tiles and a breakfast bar. Further space and plumbing for additional appliances. Window to the front elevation.

#### Dining Room 10'4" x 11'0"

Laminate flooring, central heating radiator and french doors opening to the rear garden.

#### Hall

Spacious hall with a WC, door to the front and a door to the rear.

#### WC 2'5" x 5'9"

Fitted with a low flush WC.

#### Landing

Window to the front and access into;

#### Bedroom One

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

#### Bedroom Two 10'4" x 12'7"

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

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

Carpeted flooring, central heating, built in



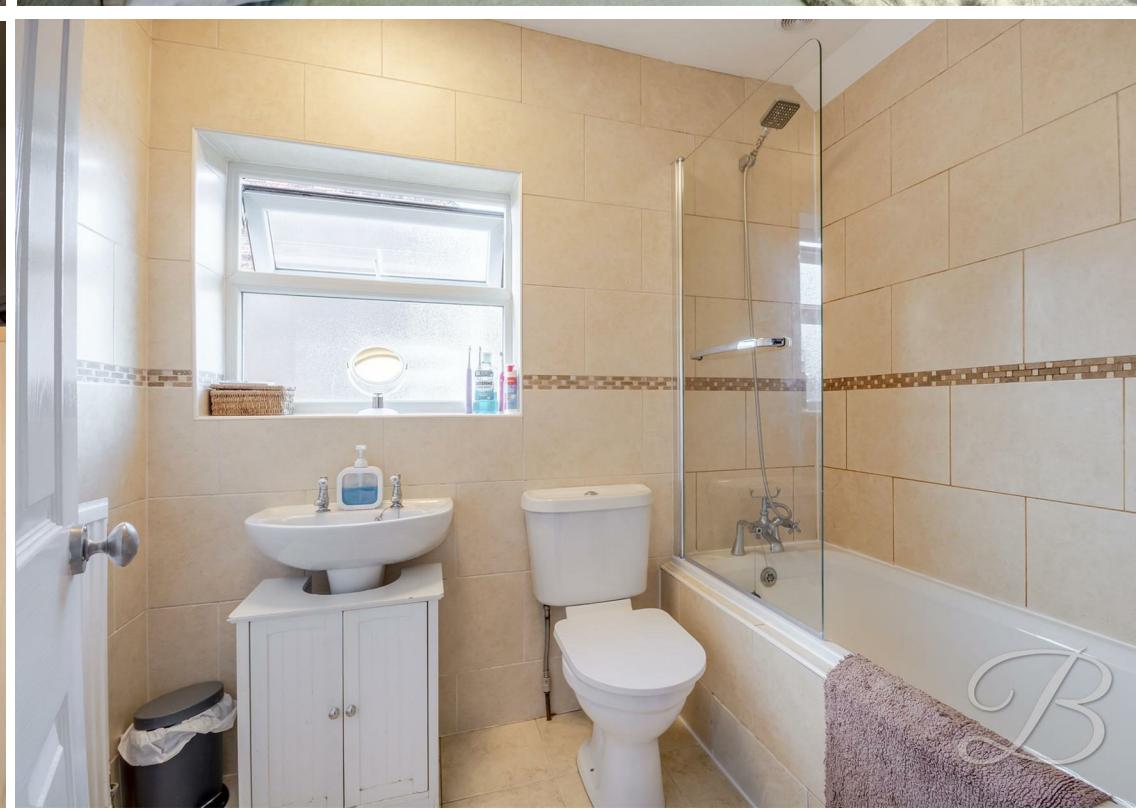
wardrobe and a window to the front elevation.

#### Bathroom 5'6" x 7'8"

Three piece suite including a hand wash basin, low flush WC and a bath with an overhead shower. Window to the side elevation.

#### Outside

The front of the property offers a private paved driveway for multiple vehicles. To the rear you will find a well kept lawn, decked seating 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. Specifically 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) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.

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