



Offers Over £180,000 Share of Freehold

17 SHELDON CLOSE | | SUTTON-IN-ASHFIELD | NG17 2HG

**BuckleyBrown**  
ESTATE AGENTS

**MODERN LIVING.** Located in the charming area of Sheldon Close, Sutton-in-Ashfield, this delightful terraced house offers a perfect blend of modern living and comfort, making it an ideal home for families or those seeking a spacious and well-balanced environment.

Upon entering the ground floor, you are welcomed by a bright and airy hallway that leads to a well-appointed kitchen, perfect for culinary enthusiasts. The generous living room provides a warm and inviting space for relaxation and entertaining, while a convenient WC adds to the practicality of the layout, ensuring the home meets all your daily needs.

Venturing to the first floor, you will find three thoughtfully designed bedrooms, each offering ample space and natural light. The accompanying shower room is modern and stylish, providing a refreshing retreat for residents and guests alike.

Outside, the property boasts a private garden, perfect for enjoying the outdoors or hosting gatherings. Additionally, a garage offers secure parking and extra storage, enhancing the overall appeal of this lovely home. The property is aesthetically presented throughout and offers an excellent opportunity for buyers to put their own personal touch on an already attractive and well-maintained home.

This property is a wonderful opportunity for those looking to settle in a friendly community with all the conveniences of modern living. Call up today to secure your viewing.





#### Hall

Hallway leading to;

#### Kitchen 7'3" x 8'7"

Matching cabinets with ample worktop space, integrated appliances including an oven and gas hob, plus additional space for more. Features an inset sink and a window to the front elevation.

#### Living Room 14'5" x 13'6"

Spacious living room featuring carpeted flooring, a central heating radiator, a built-in cupboard, and patio doors opening to the rear elevation.

#### WC 2'6" x 6'8"

Low flush WC and hand wash basin.

#### Landing

Landing leading to;

#### Bedroom One 8'7" x 12'2"

Well-proportioned bedroom featuring soft carpeted flooring, built-in wardrobes providing convenient storage, and a window to the rear elevation allowing for natural light.

#### Bedroom Two 7'5" x 11'8"

Bedroom Two is a well-proportioned room featuring carpeted flooring, a central heating radiator, and a window to the front elevation allowing for plenty of natural light.

#### Bedroom Three 6'10" x 7'6"

Bedroom Three is a versatile space, ideal for use as a nursery or home office, with carpeted flooring, a central heating radiator, and a window to the front elevation providing a bright and airy feel.



#### Shower Room 5'6" x 8'11"

Shower room with shower, low flush WC and hand wash basin,

#### Outside

To the front of the property is a small lawned area along with a garage and driveway. To the rear is a well-maintained garden, offering a pleasant and private outdoor space.

#### Garage

With space for a vehicle or storage.





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. Specially no guarantee is given on the total square footage of the property if quoted on this plan.  
CC Ltd ©2018

**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) <b>A</b>			<b>90</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>75</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

17 SHELDON CLOSE  
SUTTON-IN-ASHFIELD  
NG17 2HG



## BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP  
1 Market Place | Bolsover | Chesterfield | S44 6PN  
[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633  
t: 01623 633 633  
t: 01246 605121



**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.