

## Sutton Road, Kirkby-In-Ashfield, Nottinghamshire, NG17 8HY



**£200,000 Freehold**



Offered with no upwards chain is this four bedroom detached family home in a perfect location in Kirkby In Ashfield. With easy access to the A38 which in turn provides access to junction 28 of the M1 and also links to Primary and Secondary Schools to include Ashfield School, Orchard Primary School and also Greenwood Primary School. In brief the property comprises entrance hallway, wc, lounge, dining room, kitchen and conservatory to the ground floor and four bedrooms and the bathroom to the first floor. Externally the property has parking for 2-3 cars, decked area to the rear and also a nice lawn area to enjoy. EPC=D

## Entrance Hallway

Enter through upvc front door into the hallway which has radiator and door to wc and lounge.

## Wc

6'93 x 2'57

Fitted with a low flush wc and wash hand basin with radiator, vinyl flooring and window to the side elevation.

## Lounge

15'43 x 14'12



A great sized space with feature fireplace, radiator and window to the front elevation. Double doors open from the lounge into the dining room.

## Dining Room

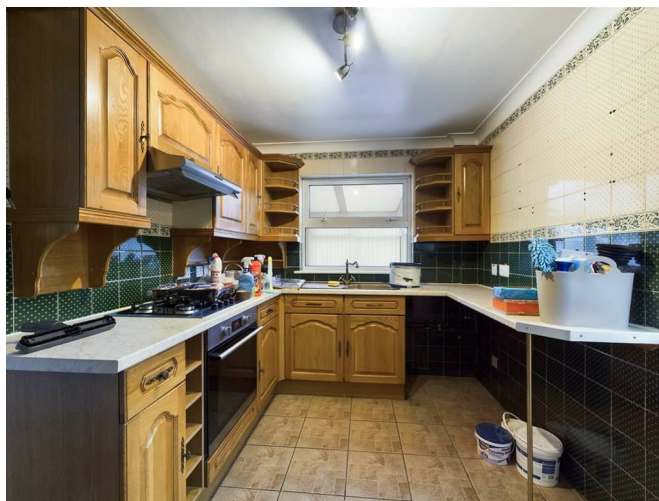
12'10 x 8'87



With tiled flooring, radiator and sliding doors opening into the conservatory.

## Kitchen

12'10 x 7'86



With fitted wall and floor units having integrated oven, hob and extractor, stainless steel sink and drainer and space for further appliances under counter. With fully tiled walls and flooring, window to the rear elevation and upvc door to the side elevation.

## Conservatory



A great addition to the downstairs space making a second seating area or play area. With windows to three sides and double doors opening onto the garden.

## Landing

A nice open landing with access to the loft, storage cupboard and window to the side elevation.



**Bedroom One**  
12'88 x 10'52



Fitted with wardrobes and drawers there is plenty of storage in the first bedroom and space for bed to fit nicely between. With radiator and window to the front elevation.

**Bedroom Two**  
8'33 x 8'78



A double bedroom with radiator and window to the rear elevation.

**Bedroom Three**  
9'06 x 8'25



With fitted units and bed this room is ready to go with radiator and window to the rear elevation.

**Bedroom Four**  
10'34 x 6'30



Having a built in wardrobe with hanging rail, radiator and window to the front elevation.

**Bathroom**  
7'55 x 5'67



Fitted with a white wc, sink with mixer tap and bath with electric shower over and glass shower screen. With part tiled walls, tiled flooring, radiator and window to the side elevation.

**Front**

Hardstanding around to provide off road parking for 2 to 3 vehicles including a car porch made area.

**Rear**

Stepping out of the conservatory or accessing from the side of the property onto decked area and part covered section which in turn leads to a paved patio area and shed and also a lawned area. Being fully secured with fence to all sides.

GROUND FLOOR  
586 sq.ft. (54.4 sq.m.) approx.






1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 1050 sq.ft. (97.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	