



The Twitchell,
Sutton-In-Ashfield, NG17 5DA



The Twitchell, Sutton-In-Ashfield, NG17 5DA £210,000 Freehold

****Originally built by Strata Homes with many upgrades, this beautiful three storey family home ticks all the boxes for the modern family****

Presented to a very high standard with a double driveway at the rear is this spacious layout which briefly comprises of the following: Entrance hallway with two doors into the open-plan lounge, dining area and fitted kitchen (integrated fridge/freezer, dishwasher, washing machine and oven/hob included) and downstairs cloakroom/WC.

First floor: Landing two double bedrooms and a three piece bathroom suite (the modern boiler system is in a built-in cupboard) and second floor access which could even make an idea office area.

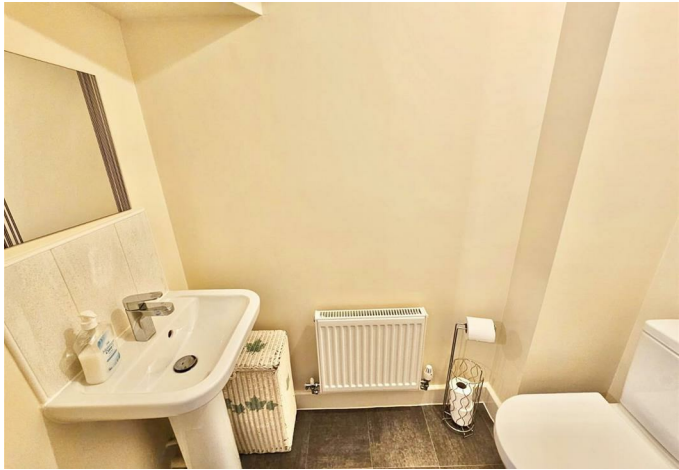
Second floor: A light and airy master bedroom with space and built-in wardrobes along one wall. The en-suite shower room has a loft window, LED built-in mirror and shower enclosure.

Externally: Low maintenance gated frontage, tandem driveway situated at the rear and an enclosed rear garden with laid to lawn, raised sleeper flower bed, paved patio area and a shed.


DECORATED TO A HIGH STANDARD AND READY TO MOVE STRAIGHT INTO!







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX INFORMATION:

Local Authority:
Council Tax Band:

AGENTS NOTE – DRAFT PARTICULARS:

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FLOOR PLAN



GROUND FLOOR

Kitchen/dining (max)	4618mm x 2750mm	15'2" x 9'0"
Lounge (max)	4047mm x 3215mm	15'11" x 10'7"
Cloakroom	1939mm x 915mm	6'4" x 3'0"

FIRST FLOOR

Bedroom 2	3967mm x 2732mm	13'0" x 9'0"
Bedroom 3	3776mm x 2732mm	12'5" x 9'0"
Bathroom	2773mm x 2038mm	9'1" x 6'8"

SECOND FLOOR

Master bedroom (max)	5933mm x 3056mm	19'6" x 12'8"
En-suite	2601mm x 1564mm	8'10" x 5'2"

These particulars do not wholly or in part constitute a contract of agreement and are for general guidance only, and layout may vary to the details herewith and you are advised to check current specification before entering into a contract please ask your customer experience manager for further details.

