



**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\*\***

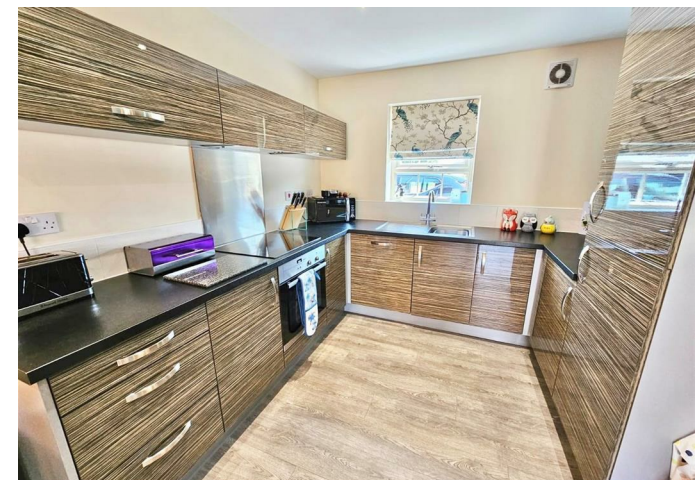
Presented to a very high standard with a double driveway at the rear is this spacious layout which briefly comprises of the following: Entrance hallway with two doors into the open-plan lounge, dining area and fitted kitchen (integrated fridge/freezer, dishwasher, washing machine and oven/hob included) 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) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>81</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	

**COUNCIL TAX INFORMATION:**

Local Authority:  
Council Tax Band:

**AGENTS NOTE – DRAFT PARTICULARS:**

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