



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

 **NEWTON  
FALLOWELL**

## The Twitchell, Sutton-In-Ashfield, NG17 5DA £199,950 Freehold

-REDUCED FOR A QUICK SALE- ABSOLUTELY BEAUTIFUL INSIDE  
WITH A BIG MASTER BEDROOM ON THE TOP FLOOR-

\*\*Originally built by Strata Homes with many upgrades. This beautiful three-storey family home ticks all the boxes for the modern family, viewing is highly recommended\*\*

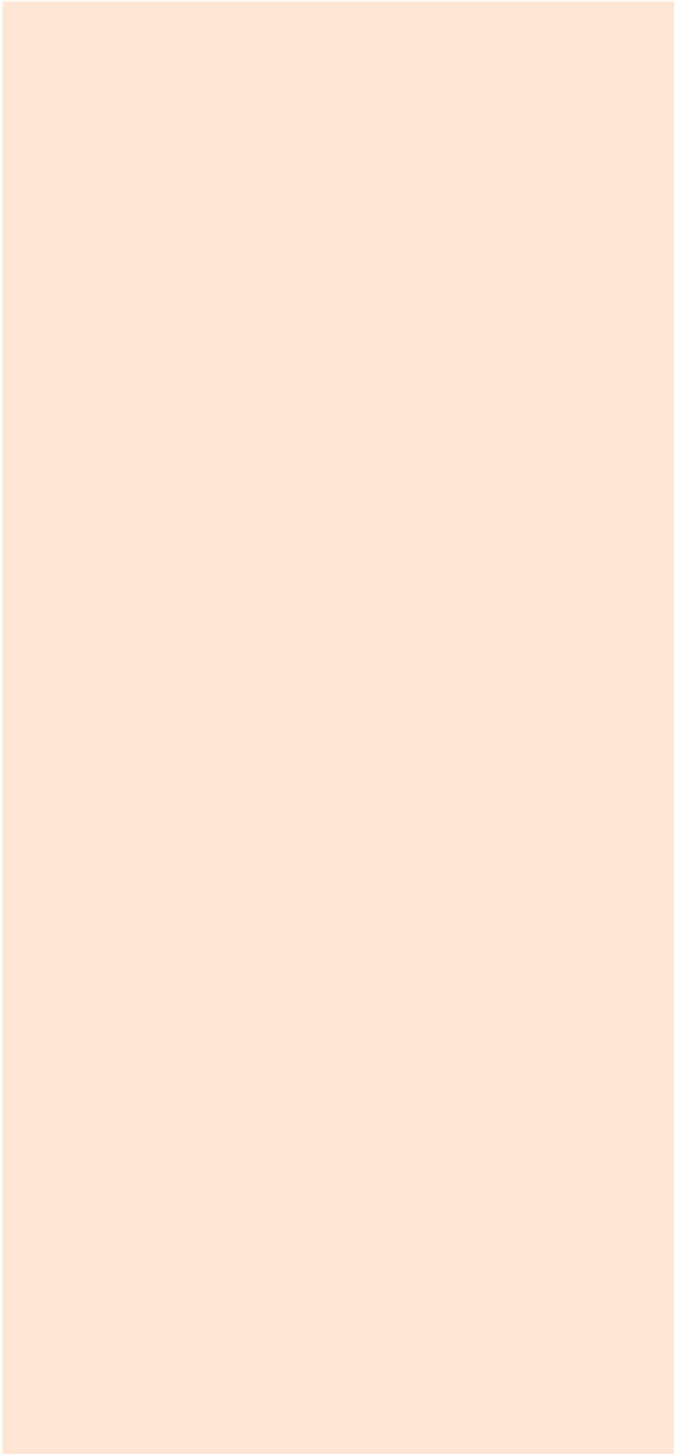
Presented to a very high standard with a double driveway (at the rear) is this spacious layout which briefly comprises: Entrance hallway with two separate doors into the lounge, dining area, and kitchen (integrated fridge/freezer, dishwasher, washing machine and oven/hob included), and downstairs cloakroom/WC.

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 ideal 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.

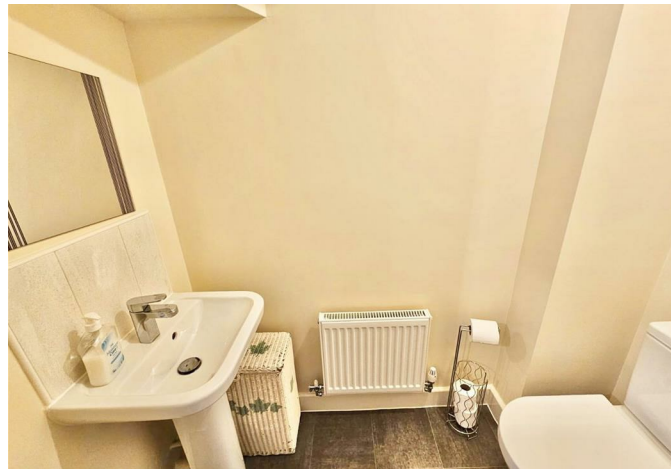
Externally: Low maintenance gated frontage, tandem driveway situated at the rear and an enclosed rear garden with laid-to lawn, raised sleeper flower bed, paved patio area and a shed.

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





- A beautiful three storey property with En-suite, cloakroom/WC and bathroom
- The master bedroom has the top floor to itself, offering lots of space and built-in wardrobes
- Driveway for two or more cars
- Low running costs
- Open-plan lounge, dining area and kitchen



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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