



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



The Twitchell, Sutton-In-Ashfield, NG17 5DA £205,000 Freehold

-REDUCED BY £5000 FOR A QUICK SALE- ABSOLUTELY BEAUTIFUL INSIDE-

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

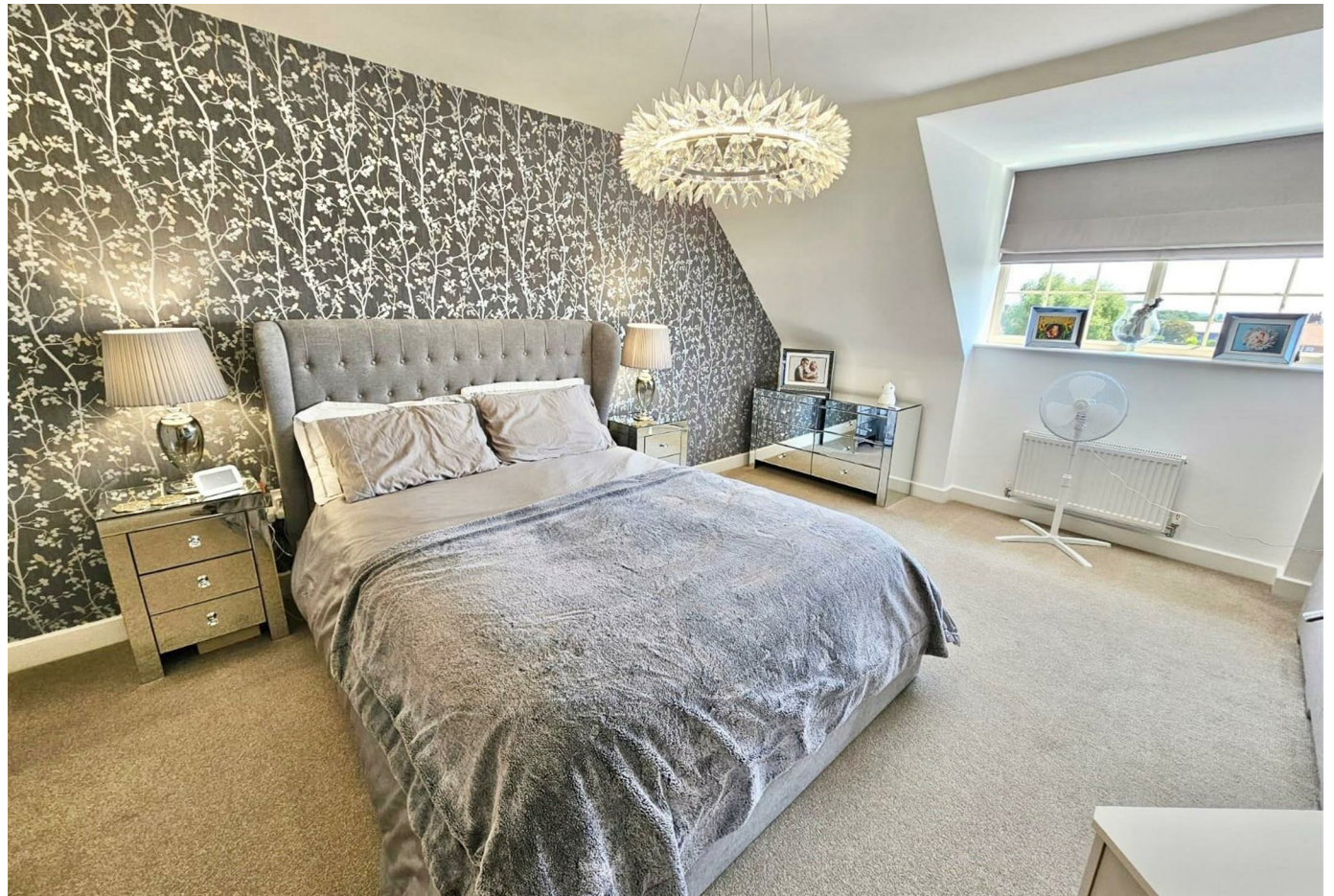
Presented to a very high standard with a double driveway at the rear is this spacious layout which briefly comprises of the following: Entrance hallway with two doors into the open-plan lounge, dining area and fitted kitchen (integrated fridge/freezer, dishwasher, washing machine and oven/hob included)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

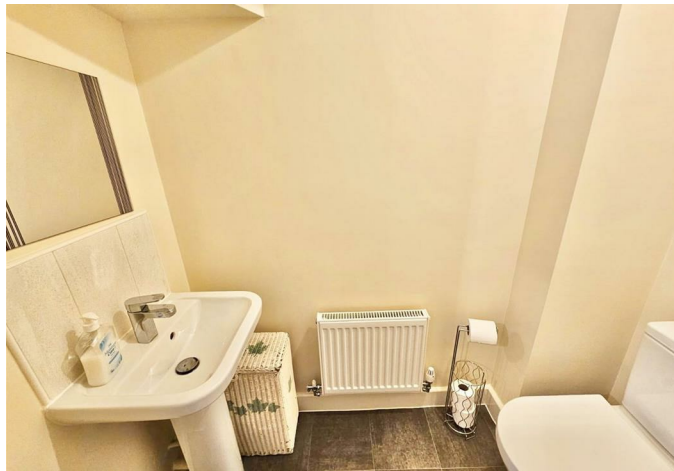
Second floor: A light and airy master bedroom with space and built-in wardrobes along one wall. The en-suite shower room has a loft window, LED built-in mirror and shower enclosure.

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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