



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:

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services



t: 01623424616
e: mansfield@newtonfallowell.co.uk

