



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:

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



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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.

