



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

The Twitchell, Sutton-In-Ashfield, NG17 5DA £193,950 Freehold

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

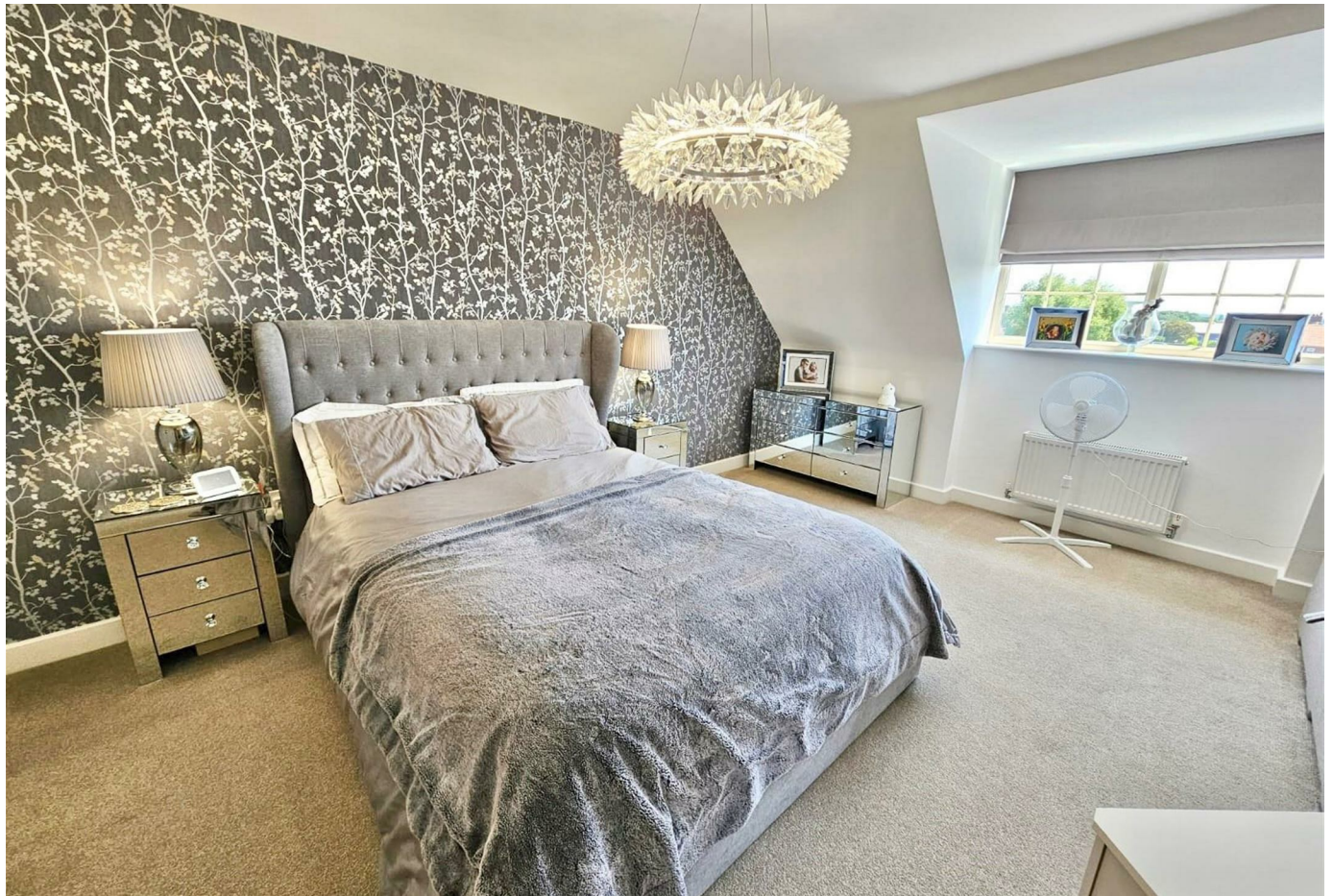
****Originally built by Strata Homes with many upgrades. This beautiful three-storey family home ticks all the boxes for the modern family, viewing is highly recommended****

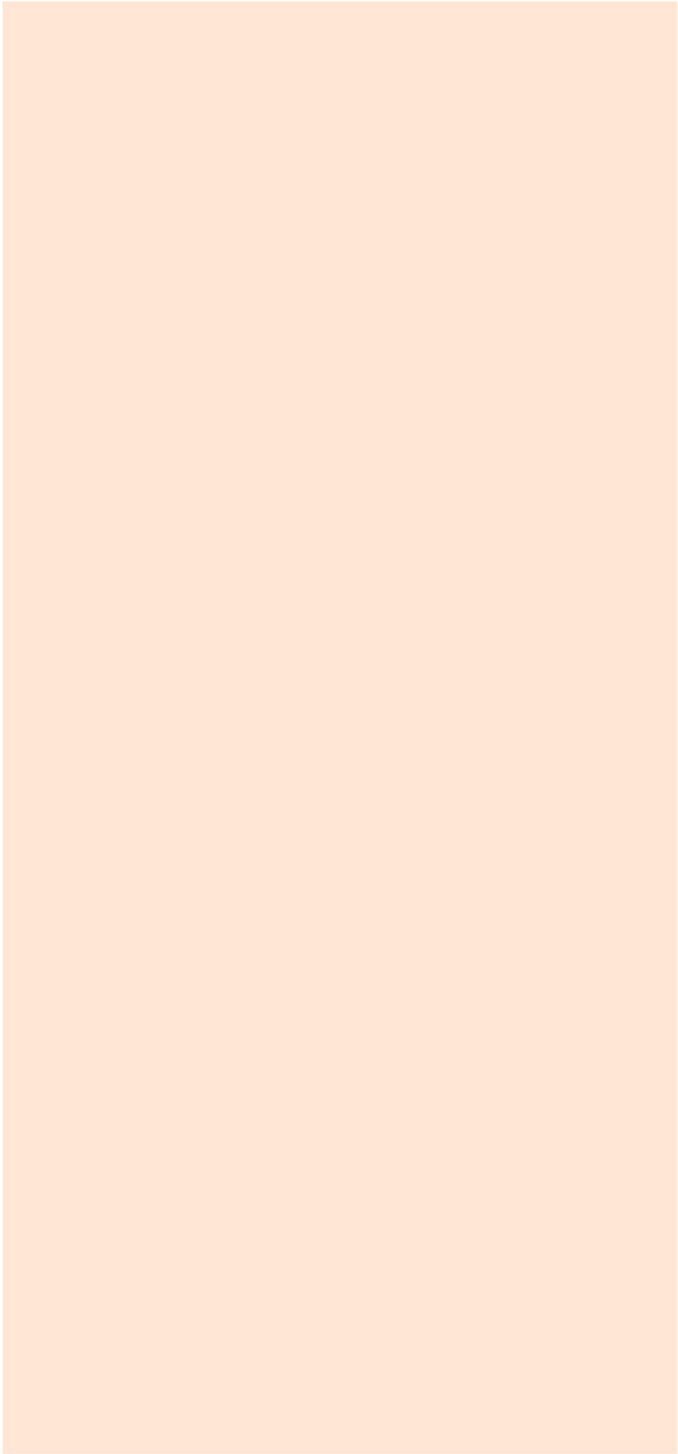
Presented to a very high standard with a double driveway (at the rear) is this spacious layout which briefly comprises: Entrance hallway with two separate doors into the lounge, dining area, and kitchen (integrated fridge/freezer, dishwasher, washing machine and oven/hob included), and downstairs cloakroom/WC.

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) 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: Ashfield District Council
Council Tax Band: B

AGENTS NOTE – DRAFT PARTICULARS:

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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.

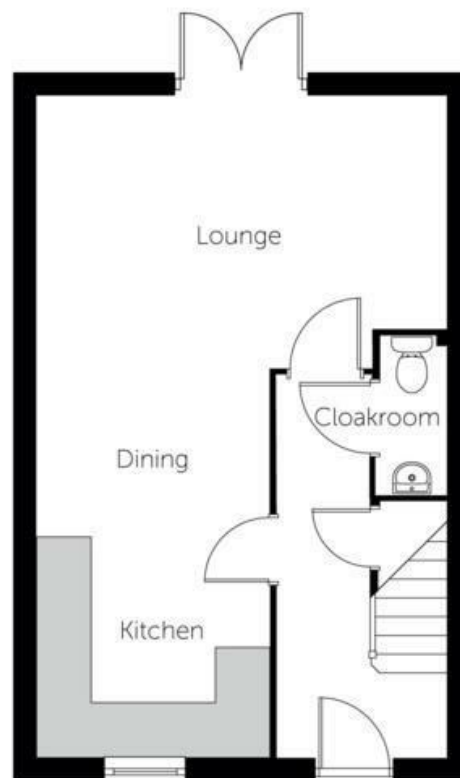
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t: 01623424616

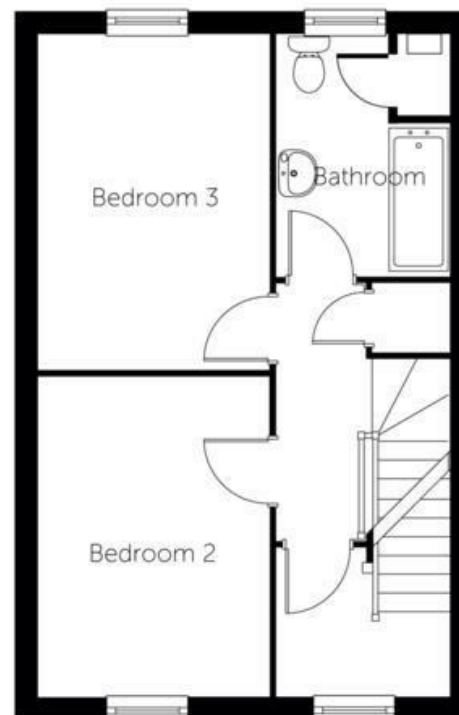
e: mansfield@newtonfallowell.co.uk

FLOOR PLAN



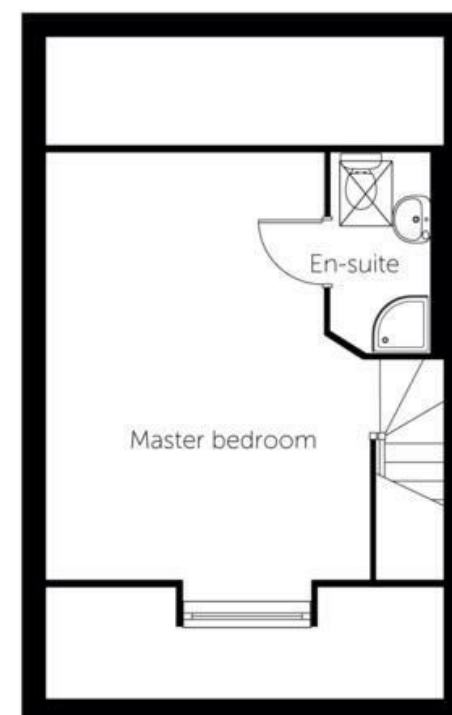
GROUND FLOOR

Kitchen/dining (max)	4618mm x 2750mm	15'2" x 9'0"
Lounge (max)	4047mm x 3213mm	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 3856mm	19'6" x 12'8"
En-suite	2681mm x 1564mm	8'10" x 5'2"

These particulars do not wholly or in part constitute a contract or 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.

