



## Brandon Walk, Sutton-In-Ashfield, NG17 1NA

**£210,000**

Attractive three storey three bedroom townhouse which has its accommodation arranged across three floors with private gardens and a single garage. The ground floor has a cloakroom wc, fitted kitchen and a good sized lounge area providing access to the rear gardens. The first floor provides two double bedroom and the principle bathroom whilst to the second floor there is a large double bedroom with en suite facilities. The rear gardens provide good degrees of privacy and there is a single garage to the front of the property with allocated parking in front.





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## ENTRANCE HALL

Stairs to first floor, doors to ground floor rooms

## CLOAKROOM WC

Low level wc, wash hand basin, tiled splashbacks

## LIVING ROOM 15'5" x 15'1" (4.7 x 4.6)

Double glazed doors to rear gardens, wood laminate flooring, storage cupboard

## KITCHEN DINING ROOM 12'1" x 8'10" (3.7 x 2.7)

Double glazed window to front aspect, fitted with a matching range of floor and wall units, integrated and free standing appliances

## FIRST FLOOR LANDING

## BEDROOM 12'1" x 8'6" (3.7 x 2.6)

Double glazed window, carpet flooring

## BEDROOM 13'1" x 8'10" (4.0 x 2.7)

Double glazed window, carpet flooring

## FAMILY BATHROOM

Matching white bathroom suite with separate shower cubicle, tiled surrounds

## SECOND FLOOR LANDING

## MAIN BEDROOM 18'8" x 16'0" (5.7 x 4.9)

Double glazed window, carpet flooring

## EN SUITE

Shower enclosure, low level wc, wash hand basin, tiled surrounds

## GARDENS

Patio seating area, lawned area

## GARAGE

Single garage with up and over door, power and light







