



Pemberley Chase, Sutton-In-Ashfield, NG17 1LF

£255,000

A Detached three bedroom family home situated on a popular and established residential road which provides bright and spacious accommodation arranged across two floors and has good sized private rear gardens and a single garage.

Accommodation comprises on entrance porch leading to the front living room, kitchen with some appliances and separate dining room to the rear with french doors to the conservatory.

To the first floor are three bedrooms including two doubles, family bathroom and also en-suite to the master.

To the front of the property is a driveway for two cars, garage and a garden laid to lawn. To the rear of the property is a garden laid to lawn with patio area.

The property is well placed for Sutton-in-Ashfield town centre, offering supermarkets, shops, cafés and everyday services. Nearby schools make this a practical option for families. For commuters, there are excellent links to the M1, and Sutton Parkway railway station provides services towards Nottingham and Mansfield, with journey times to Nottingham of around 25–30 minutes. Regular bus routes operate locally, connecting surrounding neighbourhoods and town centres.



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ENTRANCE HALL

Double glazed doors, access to ground floor rooms

LIVING ROOM

laminated flooring & a upvc double glazed window to the front elevation with bespoke Shutter Blinds.

KITCHEN

a modern range of wall & base units with work surfaces over, gas cooker & integrated fridge freezer, a conceal gas boiler & upvc double glazed window to the rear elevation with shutter blind.

DINING AREA

access to the conservatory via patio doors & open plan dog leg stairs to the first floor, complimentary laminated flooring & easy access to the kitchen.

CONSERVATORY

views over the garden & French doors leading out onto a patio, tiled flooring & access to the dining room.

LANDING

Loft access, carpet flooring

BEDROOM

Double glazed window, carpet flooring

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FAMILY BATHROOM

Matching white bathroom suite with tiled surrounds

OUTSIDE

Private rear gardens ladi to lawn and fully enclosed with access to the front of the property

GARAGE

Up and over door, parking to the front





