



Coalfield Close, Sutton-In-Ashfield, NG17 1JR

£259,950

Beautifully presented three bedroom detached family home which occupies an enviable private plot tucked away on this small select cul de sac location. The rear gardens provide the highest degrees of privacy and have been thoughtfully landscaped to provide a perfect family entertaining area. The interior throughout has been well maintained and provides bright and spacious family accommodation arranged across two floors.



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ENTRANCE HALL

Stairs to first floor, door through to living room

LIVING ROOM 15'1" x 9'10" (4.6 x 3.0)

Double glazed window to front aspect, wood laminate flooring

DINING AREA 9'10" x 7'6" (3.0 x 2.3)

Double glazed doors to rear gardens, wood laminate flooring

KITCHEN AREA 10'9" x 10'5" (3.3 x 3.2)

Fitted with a matching range of floor and wall units, integrated and free standing appliances

UTILITY

Door to side gardens, washing and drying facilities

CLOAKROOM WC

Low level wc, wash hand basin

FIRST FLOOR LANDING

Loft access, carpet flooring

MAIN BEDROOM 10'2" x 9'10" (3.1 x 3.0)

Double glazed window, wood laminate flooring

EN SUITE

Shower enclosure, modern sink unit and low level wc, tiled surrounds

BEDROOM 9'6" x 5'10" (2.9 x 1.8)

Double glazed window, carpet flooring

BEDROOM 8'10" x 6'2" (2.7 x 1.9)

Double glazed window, carpet flooring

BATHROOM 6'2" x 5'10" (1.9 x 1.8)

Matching white bathroom suite, frosted double glazed window

REAR GARDENS

Large landscaped rear gardens with high degrees of privacy

GARAGE

Up and over door, power and light





