



205 Sutton Road, Kirkby-In-Ashfield

Guide Price £430,000-£440,000 Freehold

SPACIOUS EXTENDED FAMILY HOME, EPC RATING C • PLENTY OF LIVING SPACE WITH THREE RECEPTION ROOMS • FOUR WELL-PROPORTIONED BEDROOMS, WITH MASTER EN-SUITE & DRESSING AREA • LARGE CORNER PLOT WITH SPACIOUS REAR GARDEN & DRIVE FOR AT LEAST 5 VEHICLES • PERFECTLY LOCATED FOR ROAD LINKS TO THE A38 & M1 • EARLY VIEWING HIGHLY RECOMMENDED



41 Albert Street, Mansfield, NG18 6AN
Sales: 01623 627 247
email:enquiries@johnsankey.com

John Sankey





Outside

The property is accessed via a gated driveway providing off-road parking for multiple vehicles. The front garden is bordered by a brick boundary wall offering plenty of privacy. Gated access leading to the rear garden. The rear garden is beautifully landscaped to provide both practicality and charm, making it ideal for hosting gatherings or children to play. It features a paved patio seating area with steps leading to a shaped lawn, bordered by dug-out planting beds. A central patio with a pergola provides additional seating, while a children's play area with playground equipment and a covered roof is also included in the sale. The top of the garden is laid to lawn, offering a high degree of privacy.

Garage

The integral garage has an electric roller door power and lighting along with a water source. There's also potential as the garage is integral to create further living space should you require (subject to relevant permissions).

Additional Information

Tenure: Freehold

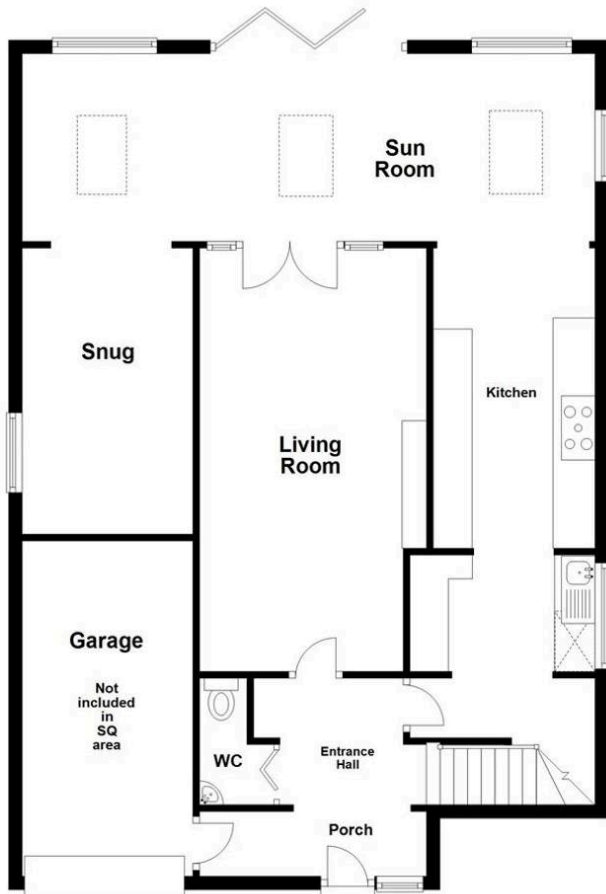
Council Tax Band: C

Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.



Ground Floor

Approx. 87.0 sq. metres (936.4 sq. feet)



First Floor

Approx. 70.3 sq. metres (756.8 sq. feet)



Total area: approx. 157.3 sq. metres (1693.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only.
Plan produced using PlanUp.

These brochures are produced as a guide only. The room measurements and floor plan are not to be used for furnishing purposes and are approximate.



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