



Mistletoe Way
SUTTON-IN-ASHFIELD



Mistletoe Way SUTTON-IN-ASHFIELD NG17 3NH

for sale
£250,000



Property Description

Located on Mistletoe Way in Sutton-in-Ashfield, this modern and well-presented three-bedroom semi-detached family home offers comfortable living in a highly convenient setting. With open field views to the rear, the property enjoys a peaceful position while remaining ideal for commuters, with excellent access to the M1 and King's Mill Hospital.

The ground floor features an entrance hall with side window, a WC/cloakroom, a bright front lounge with understairs storage, and a well-equipped kitchen offering an integrated oven and hob, stainless steel sink and UPVC door to the rear garden.

Upstairs, the landing leads to three bedrooms including a spacious dual-aspect main bedroom, along with a modern family bathroom complete with shower over bath. The loft is well insulated for additional efficiency.

Externally, the home benefits from an open-fronted garden with driveway parking, access to a single garage and a low-maintenance rear garden with patio area and impressive views over surrounding fields.

A superb family home in a popular location—ideal for first-time buyers, families or investors.

Entrance Hall

Entered via a UPVC front door, the hall features a wall-mounted radiator, carpeted flooring and a double-glazed window to the side elevation.

Wc / Cloakroom

Fitted with a ceramic toilet and wash hand basin, wall-mounted radiator and vinyl flooring for easy maintenance.

Lounge

A bright front-facing room with carpet flooring, a double-glazed window to the front elevation, wall-mounted radiator and useful understairs storage.

Kitchen

Finished with vinyl flooring and offering a double-glazed window to the side elevation and UPVC door to the rear garden. Includes an integrated electric oven and hob with cooker hood, inset stainless steel sink and drainer and matching wall and base units.

First Floor Landing

Carpeted landing area with storage housing an air source heat pump cover.

Bedroom One

A spacious dual-aspect room with double-glazed windows to both the front and rear elevations, TV point, wall-mounted radiator and carpet flooring.

Bedroom Two

Features carpet flooring, a wall-mounted radiator and a double-glazed window to the front elevation.

Bedroom Three

Includes carpet flooring, wall-mounted radiator and a double-glazed rear window overlooking the garden.

Bathroom

Fitted with vinyl flooring, a double-glazed opaque rear window, wall-mounted radiator, bath with shower over, ceramic toilet and wash hand basin.

Loft Space

Not boarded but well insulated, offering additional storage potential.

Externals

The front elevation provides driveway parking, lawned frontage and access to the single garage.

The rear garden offers a low-maintenance layout with fence boundaries, a slabbed patio and attractive rear views overlooking open fields.

Garage

Features a sheet up-and-over door, consumer unit, power points and a rear UPVC door for garden access.

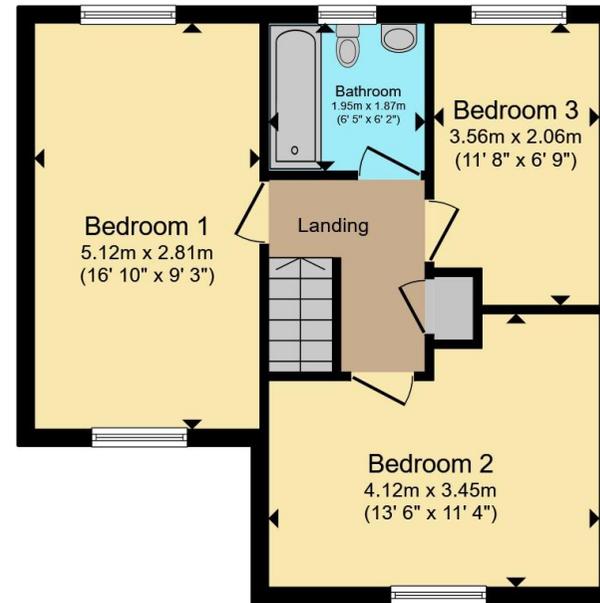








Ground Floor



First Floor

Total floor area 88.4 m² (951 sq.ft.) approx

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EPC Rating: Awaited
 Council Tax Band: B

Tenure: Freehold

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