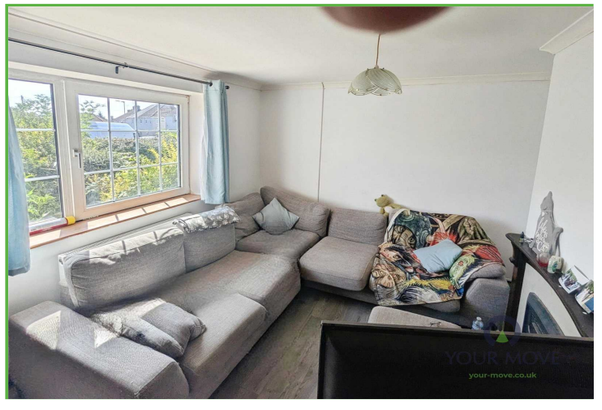


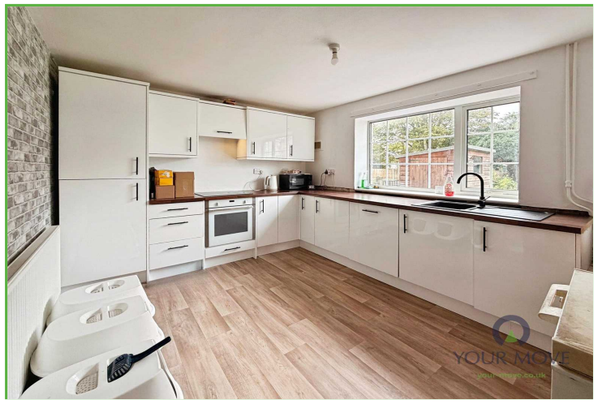


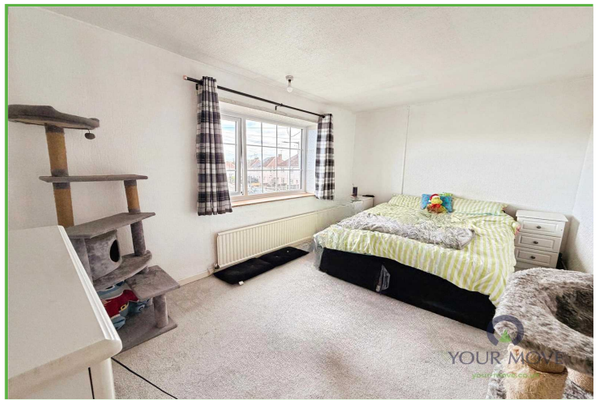












Paling Crescent, Sutton-in-Ashfield, Nottinghamshire, NG17

Asking Price: £135,000

Tenure: Freehold

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Paling Crescent, Sutton-in-Ashfield, Nottinghamshire, NG17

Asking Price: £135,000 Tenure: Freehold

Council Tax Band: A
EPC Rating: D
Local Authority: Ashfield District Council

Other important information which you will need to know about this property can be found at your-move.co.uk

A two-bedroom semi-detached house for sale in Sutton-in-Ashfield, offering a bright reception room, modern fitted kitchen, sizeable gardens and convenient access to local amenities and Sutton Parkway station.

A two-bedroom semi-detached house in Sutton-in-Ashfield, offering a practical layout and generous outside space.

The ground floor provides a bright dual-aspect reception room with space for both seating and dining. Neutral décor and large windows create good natural light, with a focal fireplace adding a central point to the room. The adjoining kitchen is fitted with modern white units, contrasting worktops and laminate flooring, with ample storage and work surface for everyday cooking.

Upstairs are two well-proportioned bedrooms, each with large windows and carpets. The bathroom includes a bath with overhead shower, hand basin and WC, finished in a simple tiled style.

A particular feature is the sizeable rear garden, largely laid to lawn with fenced boundaries, offering clear potential for landscaping, play space or vegetable beds. There is also a front garden setting the house back from the road.

The property holds an EPC rating of D and falls within Council Tax Band A, which can help keep running costs relatively manageable.

Located in Sutton-in-Ashfield, the house is convenient for local shops and services in the town centre, including the Idlewells Shopping Centre and a range of supermarkets and cafés. Sutton Lawn and Titchfield Park provide green open space, play areas and walking routes nearby. Sutton Parkway railway station offers services to Nottingham in around 25–30 minutes and Mansfield in approximately 10 minutes, with local bus routes connecting the surrounding area, making this a practical base for commuting and day-to-day living.

Please note this property is NON STANDARD CONSTRUCTION

Entrance Hall
Welcoming entrance hall with staircase providing access to the first-floor accommodation and a central heating radiator.

Lounge
14'3" x 10'9" (4.34m x 3.28m)
A well-proportioned lounge featuring an electric focal-point fire, double-glazed window and central heating radiator.

Kitchen
13'3" x 9'11" (4.04m x 3.02m)
Spacious dining kitchen, fitted with a single-drainer sink unit, a range of wall and base storage cupboards, double-glazed window and central heating radiator. The kitchen also benefits from a useful built-in pantry.

Bedroom 1
14'4" x 9'1" (4.37m x 2.77m)
Generously proportioned bedroom, benefiting from a built-in wardrobe, double-glazed window and central heating radiator.

Bedroom 2
9'9" x 11'8" (2.97m x 3.56m)
A further well-sized bedroom with double-glazed window and central heating radiator.

Bathroom
4'11" x 5'5" (1.5m x 1.65m)
Bathroom fitted with a bath and wash hand basin, together with a double-glazed window and central heating radiator.

Seperate W/C
Convenient separate WC fitted with a low-level toilet.

EPC Rating
D

Ashfield District Council
Band A

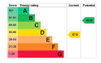
Buyer Report
https://reports.sprift.com/property-report/?access_report_id=5633313

All Measurements
All Measurements are Approximate.

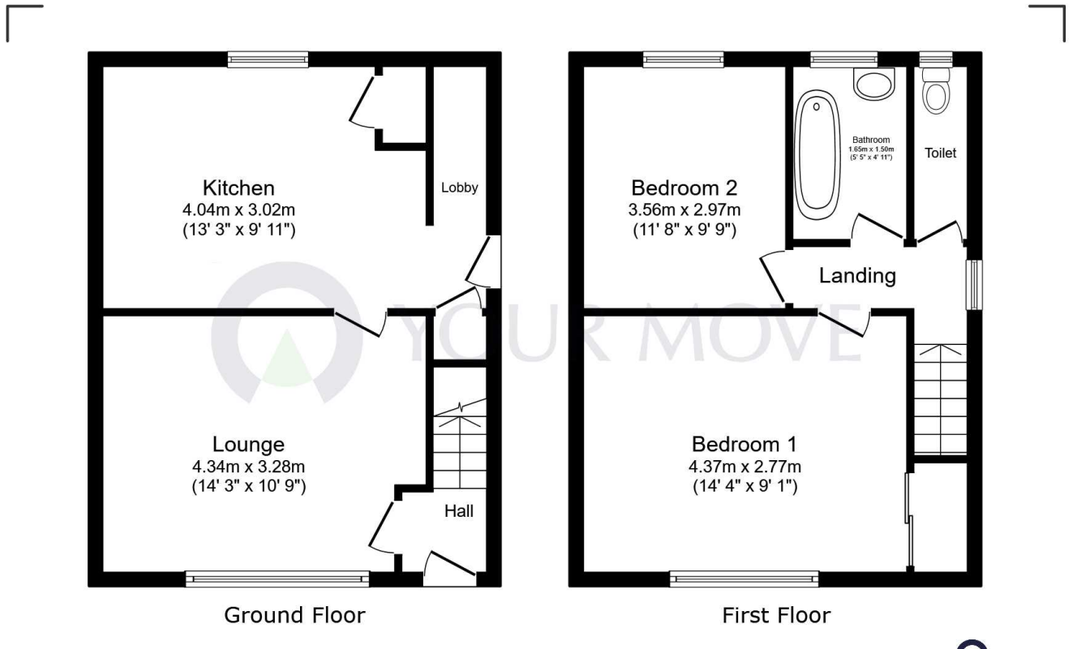
Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

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For full EPC please contact the branch.



Total floor area: 83.7 sq.m. (901 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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