



**9 Sylvan Crescent, Sutton-in-Ashfield,  
Nottinghamshire NG17 3DJ**

**£155,000**

Tel: 0115 9680268



- Three Bedrooms
- Two Large Reception Rooms
- Semi Detached House
- Neutral Fitted Kitchen
- Large Private Rear Garden
- Quiet Residential Location
- Family Bathroom
- Spacious Internal Accommodation

A deceptively spacious semi detached house with plenty of internal living space with three well proportioned bedrooms, great ground floor entertaining space including two generous reception rooms and finally a magnificent and staggeringly sized private rear garden.

The internal accommodation comprises an entrance hall, lounge with open outlook over the front garden, well utilised kitchen with fitted units and integrated appliances and a second reception room which is currently in use as a dining room. There is also a handy side lobby which benefits from storage rooms and covered secure access from the front to the rear of the property. To the first floor landing there are three bedrooms including two large doubles and a family bathroom with three piece suite.

Externally, this property sits in a quiet position on Sylvan Crescent itself having an initial front garden with fenced boundaries securing the front of the property with a pathway leading to the front door and access into the side lobby which can provide an alternate access to the rear without going through the property. To the rear of the property the plot opens up to a wide and staggeringly proportioned private rear garden which is majority laid to lawn and again is securely enclosed with fencing to two sides and mature and established hedge to the other.

#### **ENTRANCE HALL**

w: 3.1m x l: 1.91m (w: 10' 2" x l: 6' 3")

With a radiator, ceiling light point and stairs providing access to the first floor landing.

#### **LOUNGE**

w: 4.19m x l: 3.58m (w: 13' 9" x l: 11' 9")

The first of two spacious reception rooms with a feature fireplace, radiator, ceiling light point and a double glazed window to the front elevation.

#### **DINING ROOM**

w: 3.71m x l: 3.18m (w: 12' 2" x l: 10' 5")

A second equally well proportioned reception room which is accessed off the kitchen would easily offer scope to knock through to create a fantastic dining kitchen. There is a radiator, ceiling light point and a double glazed window to the rear elevation.

#### **KITCHEN**

w: 3.68m x l: 2.36m (w: 12' 1" x l: 7' 9")

A fitted kitchen having a range of wall cupboards, base units and drawers finished in a neutral style with working surfaces over. Inset sink with drainer and mixer tap. Integrated oven, four ring gas hob with wall mounted extractor hood over. There is also plumbing for a washing machine, space for an undercounter fridge, ceiling light point, double glazed window to the rear, double glazed door opening into the side lobby and an internal door into the dining room.

#### **SIDE LOBBY**

A handy covered side access with storage rooms and an external door to both the front and the rear which provides access from front to back.

#### **FIRST FLOOR LANDING**

w: 2.29m x l: 1.91m (w: 7' 6" x l: 6' 3")

With a ceiling light point.

#### **BEDROOM ONE**

w: 3.84m x l: 3.18m (w: 12' 7" x l: 10' 5")

A spacious double bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

#### **BEDROOM TWO**

w: 3.58m x l: 3.48m (w: 11' 9" x l: 11' 5")

A second large double bedroom with a radiator, ceiling light point and a double glazed window to the front elevation.

**BEDROOM THREE**

w: 2.67m x l: 2.67m (w: 8' 9" x l: 8' 9")

A third and final bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

**BATHROOM**

w: 2.06m x l: 1.63m (w: 6' 9" x l: 5' 4")

With a three piece suite with a panelled bath with mixer tap and a shower handset over, wash hand basin with chrome mixer tap and a Low flush WC. There is also a radiator, ceiling light point and an obscure double glazed window to the side elevation.

**OUTSIDE**

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**VIEWING INFORMATION**

Viewing of the property is strictly by appointment only. To book a viewing please call our Associate Director, Ben Pycroft on our office number 0115 968 0268

**TENURE**

This is being sold as a freehold property with a tenant currently present in the property.

**MORTGAGE ADVICE**

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

**FIXTURES & FITTINGS**

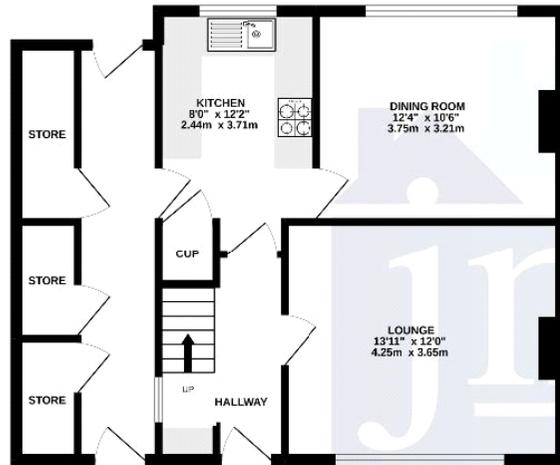
No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding and fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.



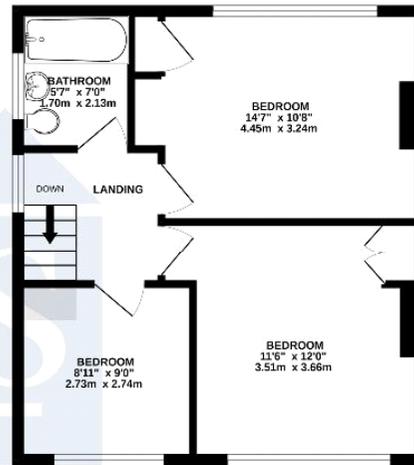




GROUND FLOOR  
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR  
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only  
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