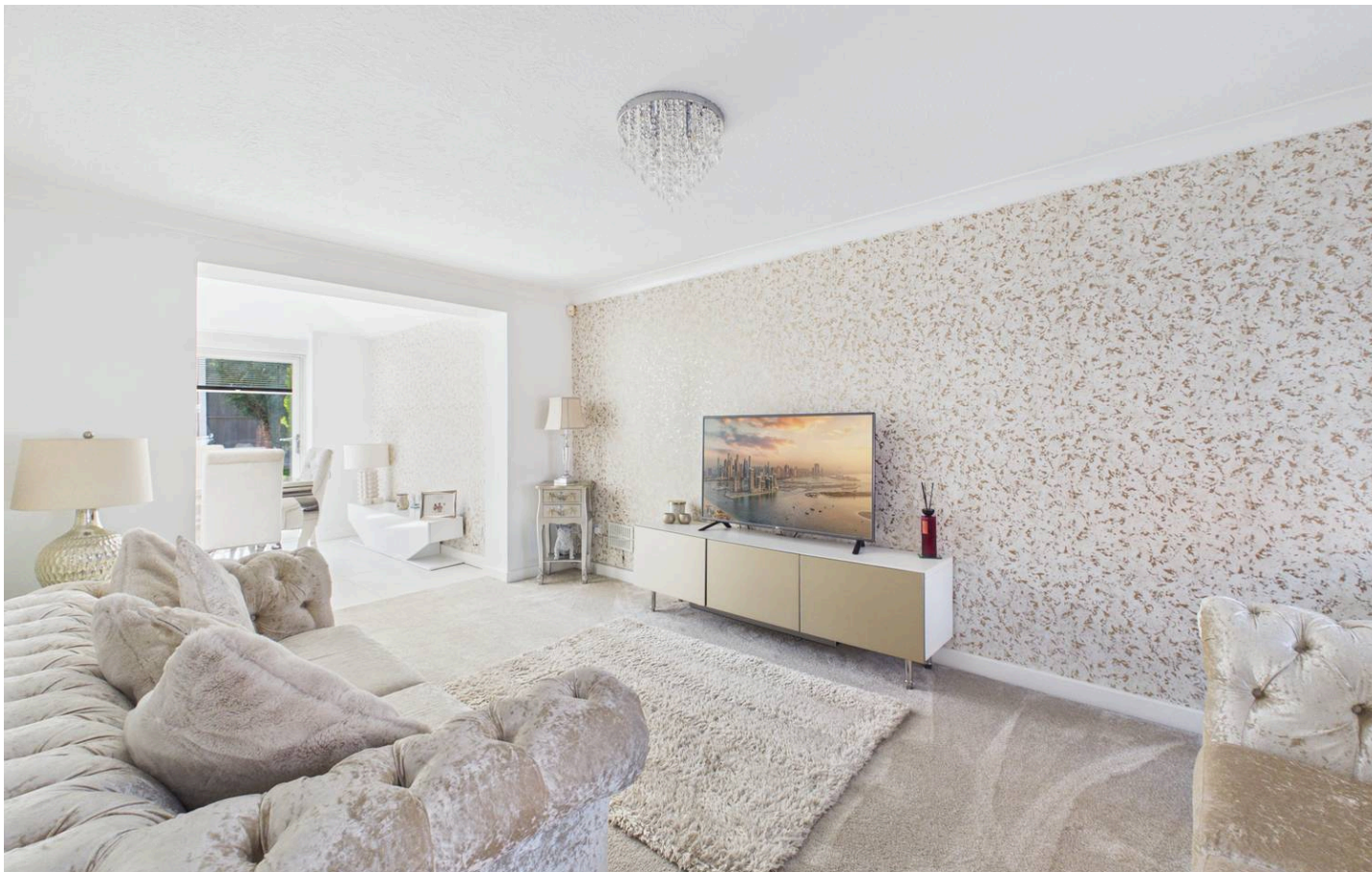




12 Bramble Croft, Sutton-In-Ashfield - NG17 1HJ

Guide Price £375,000 - £400,000



12 Bramble Croft

Sutton-In-Ashfield, Sutton-In-Ashfield

GUIDE PRICE £375,000-£400,000 Immaculate 3-bed detached home in quiet cul-de-sac! Spacious lounge, superb dining room and a beautiful contemporary kitchen plus multi-vehicle parking and a garage!

Council Tax band: C

Tenure: Freehold

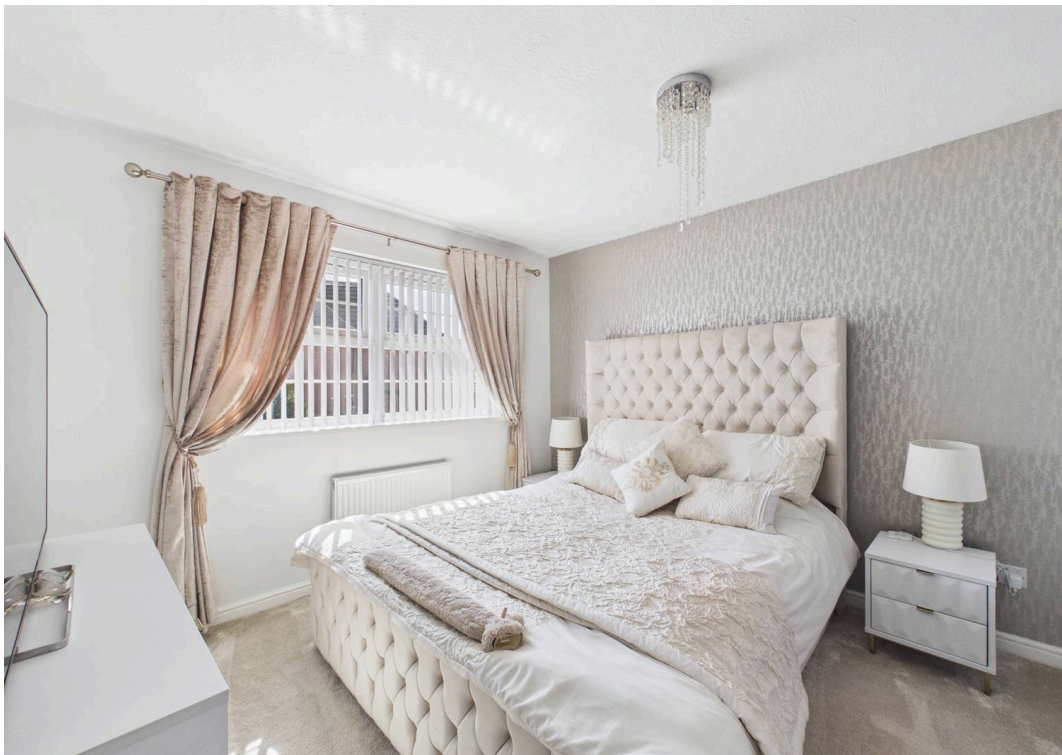
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Immaculately-presented detached family home
- Tucked away in the corner of a quiet cul-de-sac
- Within easy reach of local amenities, schools, open green spaces and transport links
- Welcoming entrance hall with a convenient downstairs WC
- Spacious lounge and a stunning adjoining dining room with bi-fold doors
- Beautiful contemporary breakfast kitchen with a central island and a range of integrated appliances
- Three first floor double bedrooms (main bedroom suite with a dressing area and private en-suite)
- Modern family bathroom with a three-piece white suite, vanity storage and rainfall over-bath shower
- Landscaped and southerly-facing lawned garden with lawn and patio seating space
- Multi-vehicle parking and a useful garage with power and lighting









Floor 0 Building 1



Floor 1 Building 1



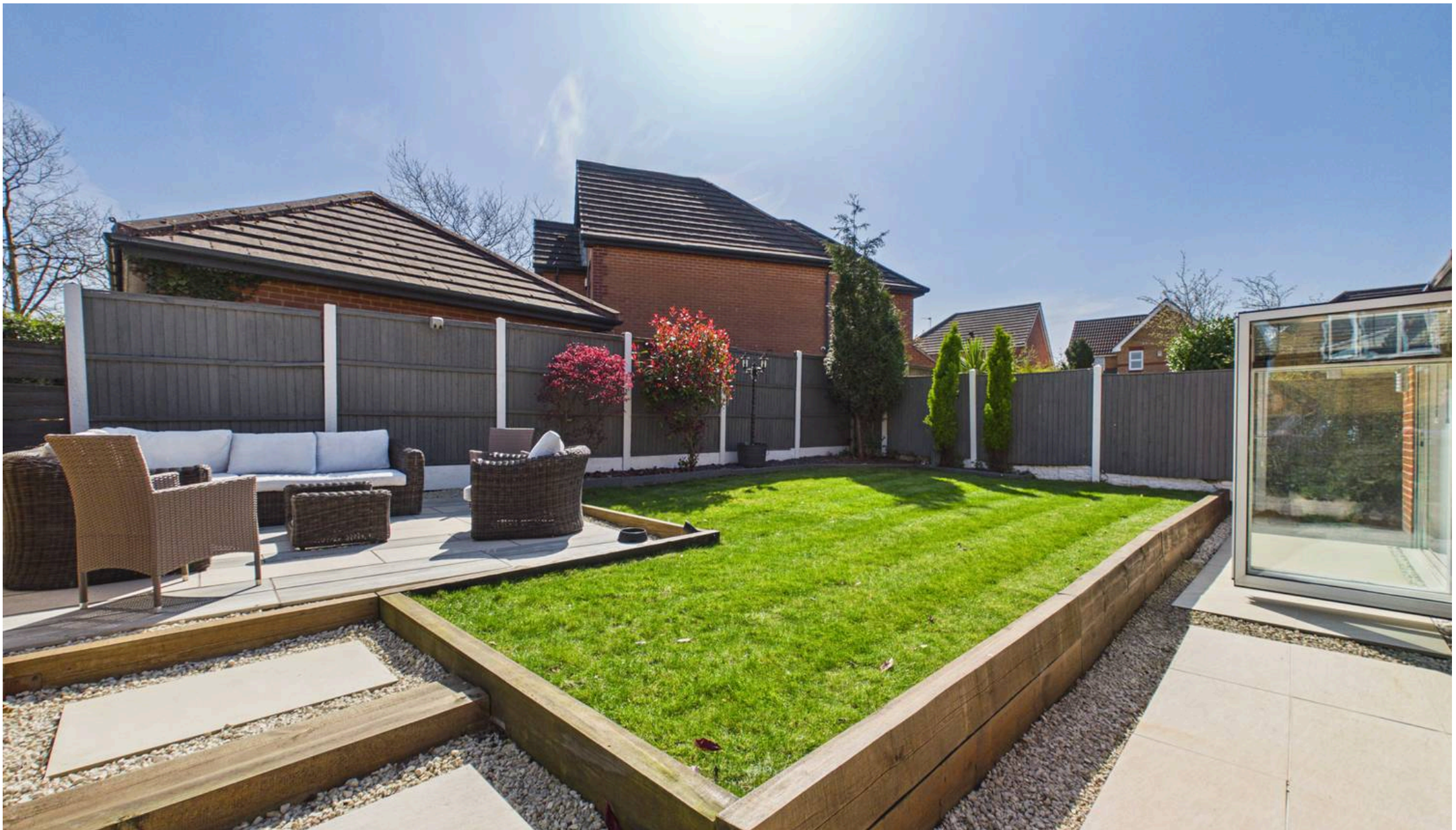
Floor 0 Building 2

Approximate total area⁽¹⁾

109.1 m²
1174 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.