



2 Bramble Croft, Sutton-In-Ashfield – NG17 1HJ

Guide Price £270,000

DavidJames
the estate agent



2 Bramble Croft

Sutton-In-Ashfield

Well-presented 3 bed detached family home boasting a spacious lounge, dining kitchen with utility, en-suite and family bathroom alongside a southerly-facing garden, drive and electric door garage!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- Well-presented detached family home
- Corner plot position at the opening of a desirable cul-de-sac
- Within easy reach of Sutton-in-Ashfield's nearby amenities, transport links and popular schools
- Bright, spacious and neutrally decorated lounge with a feature fireplace
- Dining kitchen with contemporary units, integrated cooking appliances and a separate utility room
- Three first floor bedrooms (main bedroom boasting a dressing area with fitted wardrobes and en-suite)
- Modern family bathroom with a three-piece white suite (including a jacuzzi-style bath)
- Southerly-facing lawned garden with established planting and patio seating space
- Hot tub currently in situ (open for separate negotiation or potential inclusion in the sale, subject to offer)
- Driveway and garage with electric door provide convenient off-street parking









Floor 0

Approximate total area⁽¹⁾

86.5 m²

930 ft²



Floor 1

(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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