



9 Chestnut Gardens, Sutton-in-Ashfield,
Nottinghamshire, NG17 1LT

Offers Over £325,000

Tel: 01623 626990

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- High Quality Detached Family House
- 3 Bedrooms & 2 Reception Rooms
- Kitchen with Integrated Appliances
- Driveway & Detached Single Garage
- End of a Cul-De-Sac Position
- Modern & Contemporary Throughout
- En Suite & Family Bathroom
- Wonderful Garden Room Extension
- Landscaped Gardens
- Highly Desirable Ashfield Estate

A modern three bedroom detached family house built in 2001 occupying a pleasant position at the end of a cul-de-sac with landscaped gardens.

The property has been significantly updated and improved throughout during our clients' ownership since 2005, which has created a superb modern and contemporary family home of high calibre. The most recent additions are new UPVC double glazed windows fitted in March 2022, and a garden room extension completed in 2021 with bi-fold doors leading out on to the rear garden. There are modern and contemporary kitchen and bathrooms and fitted wardrobes to each bedroom. The property has internal oak doors throughout, cavity wall insulation, gas central heating, an alarm system, CCTV system, and a partially boarded loft space equipped with power and light.

The ground floor layout of accommodation comprises an entrance hall, WC, dining room, lounge, garden room and kitchen with integrated appliances. The kitchen, lounge and garden room are all separate rooms but have an open plan feel to suit modern 21st Century day-to-day living. The first floor landing leads to a master bedroom with an en suite. There are two further bedrooms and a family bathroom.

Externally, there is a tarmacadam driveway to the side which leads to double timber gates through to additional secure driveway space behind in front of a detached single garage. The garage is alarmed and has power and light points and a remote controlled roller door. The front garden is laid to lawn with a block paved pathway extending the full width of the property. There is a lovely landscaped rear garden with walled and fenced boundaries, featuring a patio which continues to a pathway to a further patio which currently houses a summerhouse. There is a lawned rear garden and a pathway to the other side of the property where there is useful space to keep a shed.

Overall, this is a fantastic opportunity to acquire a lovely modern home and viewing is highly recommended.

A UPVC FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

With radiator, laminate floor, coving to ceiling and stairs leading to the first floor landing.

WC

4'6" x 3'5" max (1.37m x 1.04m max)

Having a modern two piece white suite comprising a low flush WC. Vanity unit with inset wash hand basin with waterfall chrome mixer tap and storage cupboard beneath. Radiator, part tiled walls, laminate floor and obscure double glazed window to the front elevation.

DINING ROOM

10'6" max x 7'11" (3.20m max x 2.41m)

Accessed by double oak doors off the hallway, with radiator, laminate floor, coving to ceiling and two double glazed windows to the front elevation.

LOUNGE

16'9" x 10'2" (5.11m x 3.10m)

Having a beautifully appointed stone fireplace with inset open fire. Two radiators, coving to ceiling and two double glazed windows to the front elevation. Open plan through to the:

GARDEN ROOM

19'7" x 12'4" max (5.97m x 3.76m max)

A wonderful garden room with contemporary radiator, two velux roof windows, ten ceiling spotlights, double glazed side entrance door and bi-fold doors leading out onto the rear garden.

KITCHEN

14'1" max x 8'4" (4.29m max x 2.54m)

Having contemporary high gloss cabinets comprising wall cupboards with under lighting, base units and drawers complemented by granite work surfaces above. Inset stainless steel sink with brushed stainless steel mixer tap and built-in drainer to the worktop. Integrated appliances include a microwave, fridge/freezer, dishwasher and washer. There is a freestanding range cooker available to purchase by separate negotiation. Cupboard housing the gas fired central heating boiler. Laminate floor, seven ceiling spotlights, built-in understairs storage cupboard, double glazed window to the rear elevation and open plan aspect through to the garden room.

FIRST FLOOR LANDING

With airing cupboard housing the hot water cylinder. Coving to ceiling, double glazed window to the rear elevation, and loft hatch with ladder attached leads to a partially boarded loft equipped with power and light.

BEDROOM 1

16'9" x 10'5" into wardrobes (5.11m x 3.18m into wardrobes)

Having an extensive range of fitted wardrobes with ample hanging rails and shelving, television point, power and light points with sliding fronted doors. Two radiators, coving to ceiling and double glazed windows to the front and rear elevations.

EN SUITE

8'0" x 4'8" (2.44m x 1.42m)

Having a modern and contemporary three piece white suite with chrome fittings comprising a shower cubicle. Vanity unit with inset 'Vitra' wash hand basin with mixer tap, work surfaces to each side and storage cupboard beneath. Fitted cupboard above the sink with mirror fronted door. Low flush WC with enclosed cistern and shelf above. Contemporary heated towel rail, tiled floor, tiled walls, four ceiling spotlights, extractor fan and obscure double glazed window to the front elevation.

BEDROOM 2

9'5" x 9'4" (2.87m x 2.84m)

Having fitted wardrobes with hanging rails and shelving. Radiator, coving to ceiling and double glazed window to the front elevation.

BEDROOM 3

11'1" x 7'2" (3.38m x 2.18m)

Having fitted wardrobes with hanging rails and shelving. Radiator, coving to ceiling and double glazed window to the rear elevation.

FAMILY BATHROOM

8'2" max x 6'2" (2.49m max x 1.88m)

Having a modern and contemporary three piece white suite with chrome fittings comprising a panelled bath with mixer tap. Pedestal wash hand basin with mixer tap. Low flush WC. Chrome heated towel rail, travertine tiled walls and floor, chrome heated towel rail, coving to ceiling, four ceiling spotlights, extractor fan, shaver point and two obscure double glazed windows to the front elevation.

OUTSIDE

The property stands at the end of a small cul-de-sac with a tarmac driveway to the side which leads to double timber gates through to additional secure driveway space behind in front of a detached single garage. The garage is alarmed and has power and light points and a remote controlled electric up and over door. The front garden is laid to lawn with a block paved pathway extending the full width of the property. There is a lovely landscaped rear garden with walled and fenced boundaries, featuring a patio which continues to a pathway to a further patio which currently houses a summerhouse. There is a lawned rear garden and a pathway to the other side of the property where there is useful space to keep a shed.

DETACHED SINGLE GARAGE

17'7" x 8'11" (5.36m x 2.72m)

Alarmed and equipped with power and light. Obscure double glazed side entrance door. Remote controlled roller door and five spotlights directly above the door.

SUMMERHOUSE

8'8" x 8'8" (2.64m x 2.64m)

Alarmed and equipped with power and light. Centre opening doors.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

All mains services are connected.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

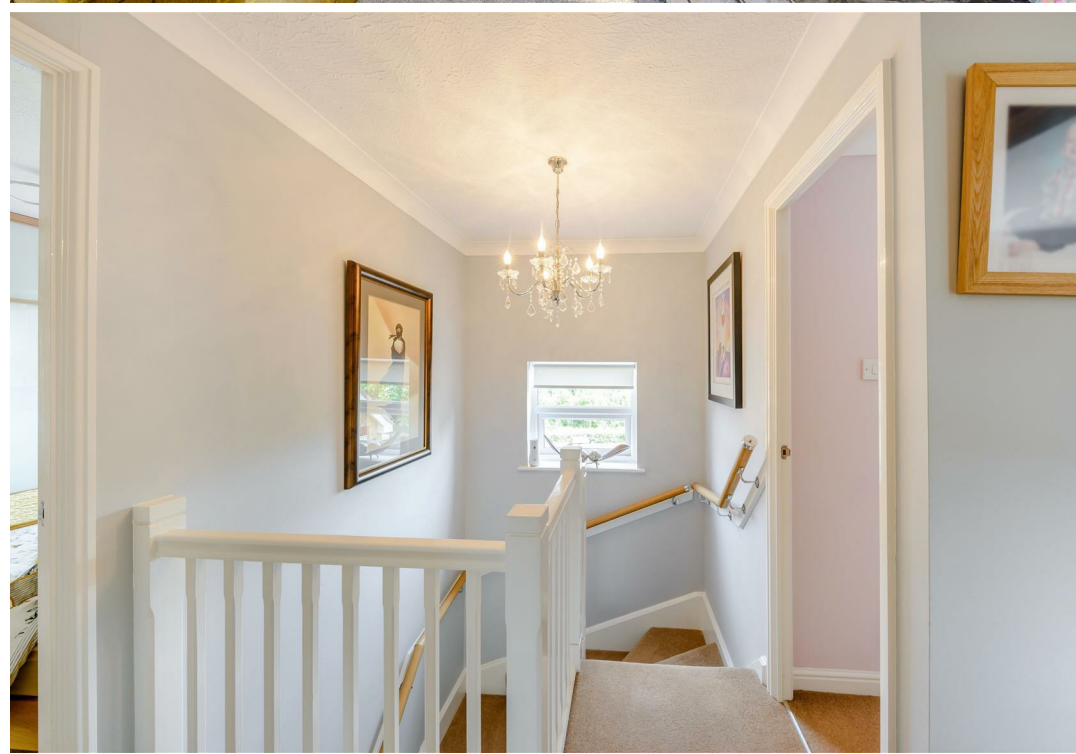
FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.





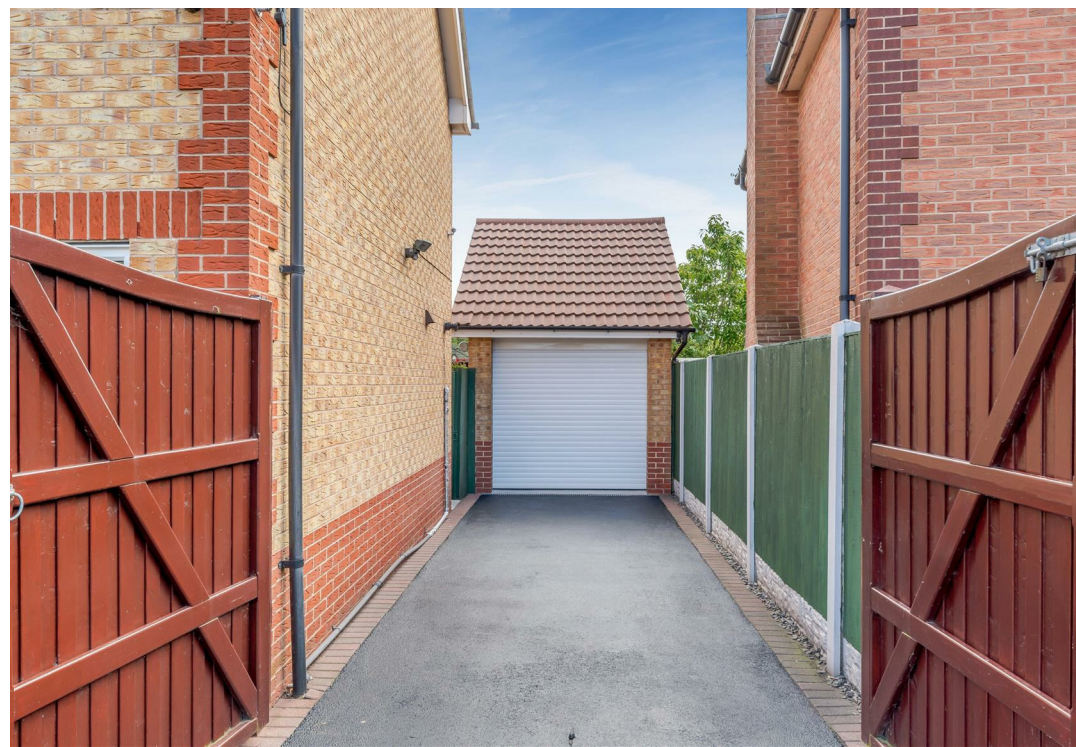








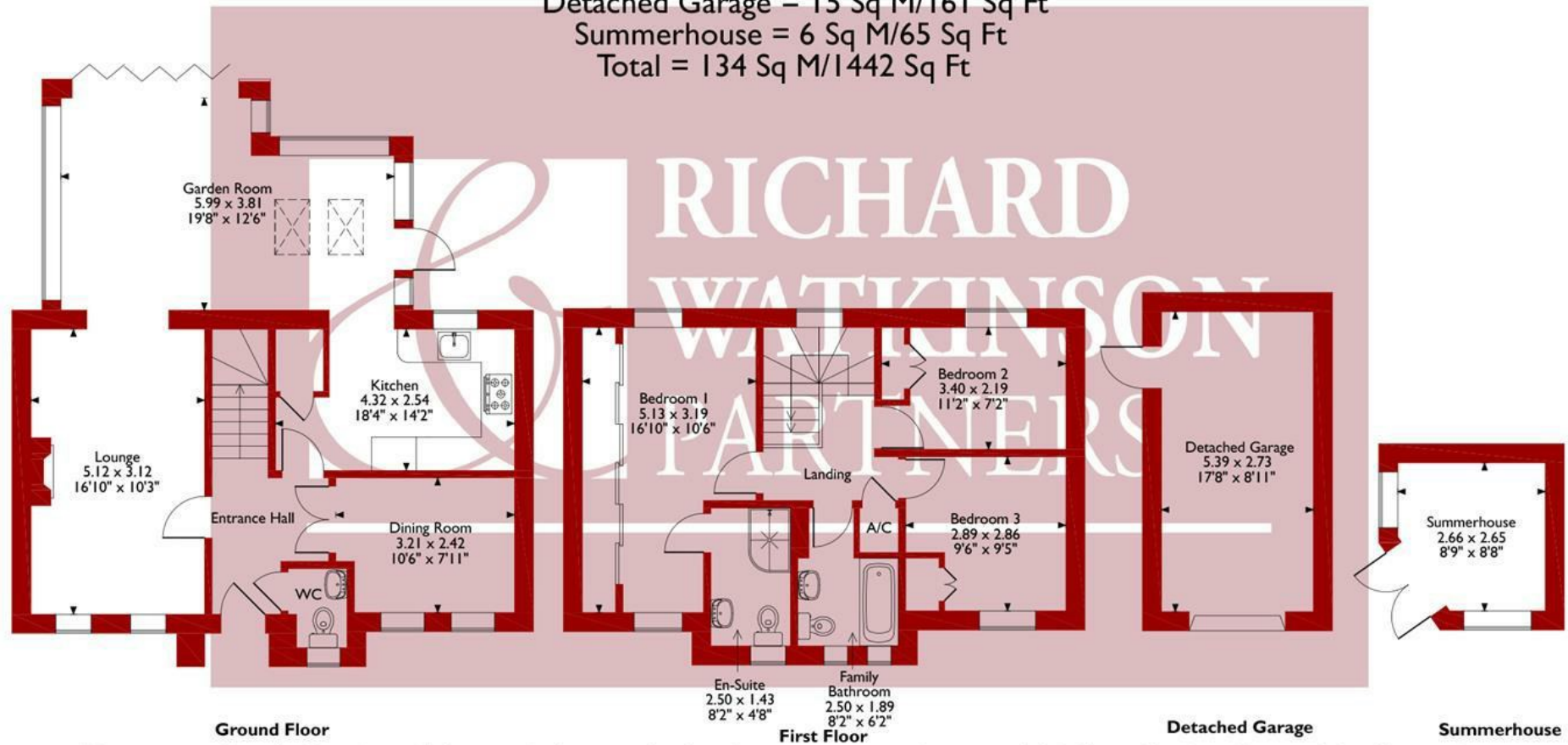








Chestnut Gardens, Sutton-in-Ashfield
 Approximate Gross Internal Area
 Main House = 113 Sq M/1216 Sq Ft
 Detached Garage = 15 Sq M/161 Sq Ft
 Summerhouse = 6 Sq M/65 Sq Ft
 Total = 134 Sq M/1442 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



RICS



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