



**Plot 3, 135 Wild Hill, Sutton-in-Ashfield,  
Nottinghamshire, NG17 3JE**

**Guide Price £375,000**  
**Tel: 01623 626990**

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

- Brand New Development
- 1555 Sq Ft / Underfloor Heating (GF)
- En Suite & Family Bathroom
- Snug, Utility & WC
- Ample Off Road Parking
- Only x3 Detached Houses
- Four Good Sized Bedrooms
- Open Plan Family Living/Dining Kitchen
- Good Sized South Facing Rear Garden
- Large Block Paved Driveway & Integral Garage

We are delighted to present to the market this new development of only x3 four bedroom detached houses built by an independent local house builder to a high specification.

This is a superb opportunity to acquire a brand new home with a good sized south facing rear garden and ample off road parking. The property has a modern rendered finish, UPVC double glazing, and air source heating with underfloor heating to the ground floor and radiators upstairs.

The property boasts a good sized layout of accommodation extending to circa 1555 sq ft (excluding the integral single garage) comprising an entrance hall with full height ceiling exposure up to the first floor galleried landing, WC, utility, snug and a spacious open plan family living/dining kitchen with bi-fold doors leading out to the south facing rear garden. The first floor galleried landing leads to a spacious master bedroom with an en suite, three further good sized bedrooms and a family bathroom.

Externally, plot 3 is screened and stands well back from Wild Hill approached by an initial shared private driveway which leads to the property's own large frontage which provides ample off road parking, a large block paved driveway and integral single garage. There is a good sized south facing rear garden with an Indian sandstone patio and lawn bordering to open countryside.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

#### **ENTRANCE HALL**

#### **WC**

#### **SNUG**

12'8" x 8'5" (3.86m x 2.57m)

#### **OPEN PLAN FAMILY LIVING/DINING KITCHEN**

25'6" x 14'4" (7.77m x 4.37m)

#### **UTILITY**

8'5" x 5'9" (2.57m x 1.75m)

#### **FIRST FLOOR LANDING**

#### **MASTER BEDROOM 1**

13'3" x 13'1" (4.04m x 3.99m)

#### **EN SUITE**

9'6" x 4'1" (2.90m x 1.24m)

#### **BEDROOM 2**

15'9" x 8'5" (4.80m x 2.57m)

#### **BEDROOM 3**

11'8" x 10'1" (3.56m x 3.07m)

#### **BEDROOM 4**

11'9" x 11'8" (3.58m x 3.56m)

#### **FAMILY BATHROOM**

8'2" x 8'1" (2.49m x 2.46m)

#### **INTEGRAL SINGLE GARAGE**

18'10" x 9'8" (5.74m x 2.95m)

#### **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 07817-283-521.

#### **TENURE DETAILS**

The property is freehold with vacant possession upon completion.

#### **SERVICES DETAILS**

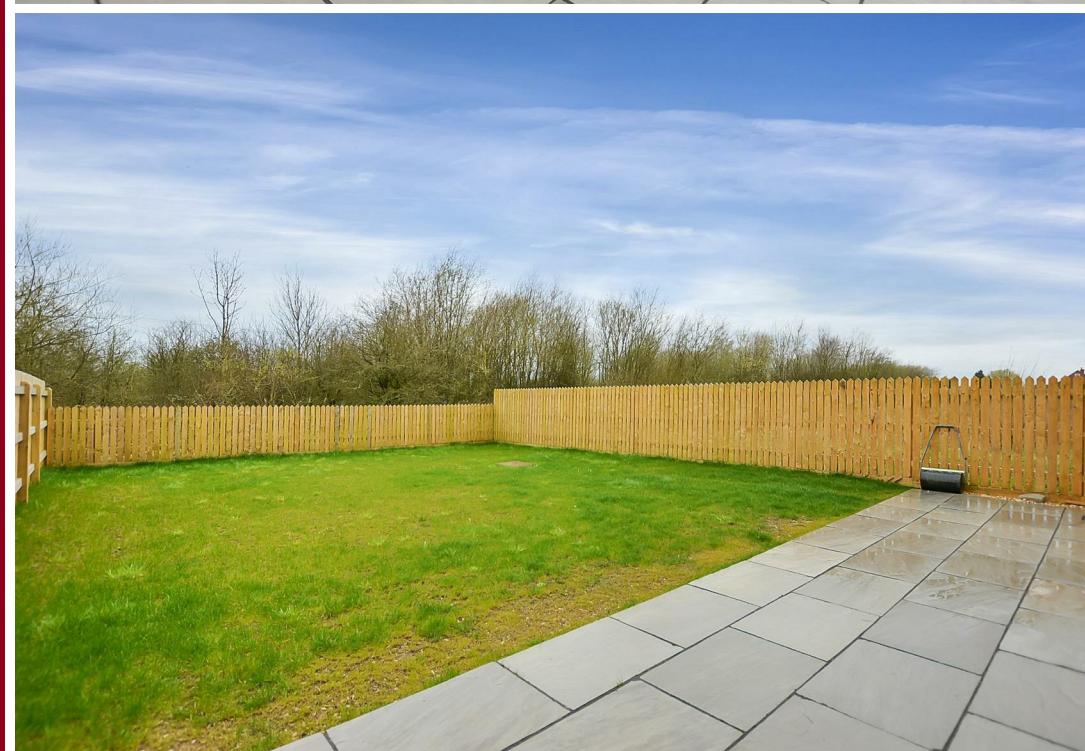
Mains drainage, water and electricity are connected. Central heating via an Air source heat pump.

#### **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**

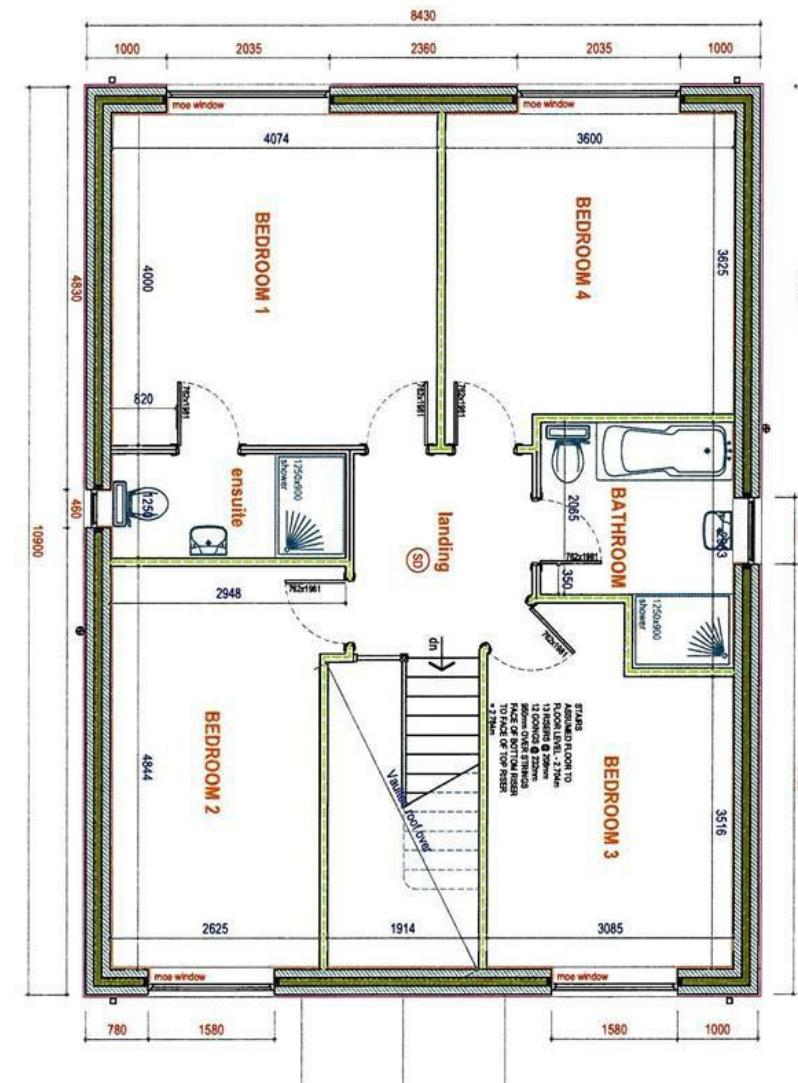
Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.







## Ground Floor



## First Floor



		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	

		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 firms 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



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Registered in England. Ltd Registration number: 07140024

1 Albert Street,  
Mansfield NG18 1EA  
Tel: 01623 626990  
Email: [mansfield@richardwatkinson.co.uk](mailto:mansfield@richardwatkinson.co.uk)

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