



2 Farndale Road, Sutton-In-Ashfield,  
Nottinghamshire, NG17 4DJ

Offers Over £180,000

Tel: 01623 626990

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



- Traditional Semi Detached House
- Ground Floor Rear Extension
- Open Plan Lounge/Dining Room
- Rear Lobby/Utility & Wet Room
- Large Plot - Front & Rear Gardens
- Ripe for Updating & Modernisation
- Three Bedrooms
- Kitchen & Garden Room
- Driveway & Detached Single Garage
- Popular Suburban Location

A traditional and extended three bedroom semi detached house offering fantastic potential for updating and modernisation, occupying a large plot in a popular suburban area.

The property has been in the same family name for 30 years. There is gas central heating from a Worcester Bosch combi boiler and UPVC double glazed windows. The house was extended to the rear on ground floor adding a garden room, additional kitchen space, rear lobby/utility and a wet room.

The layout of living accommodation on the ground floor comprises an entrance porch, entrance hall, spacious open plan lounge/dining room, garden room, kitchen, rear lobby/utility and a wet room. The first floor landing leads to three bedrooms and a bathroom.

Externally, there is a wide paved driveway frontage leading to a detached single garage equipped with power and light. There is a lawned front garden and a side gate provides access to an extensive paved area which extends round to the rear of the property. To the rear of the property, there is a large garden with a continuation of the paving from the side which extends across the full width of the property. There is a large central lawn with shrubs to one side and a path leads to a gravel area and further garden beyond a fenced boundary. There is an enclosed section of garden at the end of the plot with further grass areas and two sheds.

The property is offered to the market with the advantage of no upward chain and viewings can be arranged by appointment with the selling agent.

A PAIR OF TIMBER FRONT ENTRANCE DOORS PROVIDES ACCESS THROUGH TO THE:

### ENTRANCE PORCH

5'8" x 1'10" (1.73m x 0.56m)

With connecting obscure stained glass leaded light door through to the:

### ENTRANCE HALL

8'9" x 5'9" (2.67m x 1.75m)

With radiator, laminate floor, understairs cupboard, leaded light stained glass window to the front elevation and stairs to the first floor landing.

### OPEN PLAN LOUNGE/DINING ROOM

27'10" into bay x 11'10" (8.48m into bay x 3.61m)

A substantial reception room, having a multi fuel stove with quarry tiled hearth. There is display shelving area, two radiators, coving to ceiling, double glazed bay window to the front elevation, and double doors through to the:

### GARDEN ROOM

8'4" x 7'1" (2.54m x 2.16m)

With radiator, vinyl floor and French doors leading out on to the rear garden.

### KITCHEN

23'6" x 7'10" max (7.16m x 2.39m max)

(Narrows to 5'9"). Having wall cupboards, base units and drawers with laminate work surfaces above. Inset stainless steel sink with drainer and mixer tap. Cupboard housing the Worcester Bosch combi boiler. Integrated electric oven, four ring electric hob and extractor hood above. Space for a fridge/freezer, radiator, vinyl floor, coving to ceiling, two double glazed windows to the side elevation and double glazed window to the rear elevation. Connecting door through to the:

### REAR LOBBY/UTILITY

8'1" x 3'2" (2.46m x 0.97m)

Having plumbing for a washing machine, tiled floor, double glazed window to the rear elevation and obscure UPVC side entrance door.

### GROUND FLOOR WET ROOM

8'0" x 3'1" (2.44m x 0.94m)

Having a walk-in shower enclosure with electric shower. Wall hung wash hand basin. Low flush WC. Part tiled walls and obscure double glazed window to the rear elevation.

### FIRST FLOOR LANDING

With loft hatch and double glazed window to the side elevation.

### BEDROOM 1

11'10" x 11'3" (3.61m x 3.43m)

With radiator, fitted storage cupboard, coving to ceiling and double glazed window to the rear elevation with pleasant aspects over the garden.

### BEDROOM 2

13'1" x 9'0" excluding wardrobes (3.99m x 2.74m excluding wardrobes)

Having fitted wardrobes either side of the chimney breast with hanging rails and shelving and additional storage cupboards overhead. Radiator, coving to ceiling and double glazed bay window to the front elevation.

### BEDROOM 3

7'1" x 6'11" (2.16m x 2.11m)

With radiator, vinyl floor, coving to ceiling and double glazed window to the front elevation.

## **BATHROOM**

5'11" x 5'10" (1.80m x 1.78m)

Having a panelled bath with electric shower over. Pedestal wash hand basin with mixer tap. Low flush WC. Tiled walls, vinyl floor, radiator and obscure double glazed window to the side elevation.

## **OUTSIDE**

The property occupies a large plot with a wide paved driveway frontage leading to a detached single garage equipped with power and light. There is a lawned front garden and a side gate provides access to an extensive paved area which extends round to the rear of the property. To the rear of the property, there is a large garden with a continuation of the paving from the side which extends across the full width of the property. There is a large central lawn with shrubs to one side and a path leads to a gravel area and further garden beyond a fenced boundary. There is an enclosed section of garden at the end of the plot with further grass areas and two sheds.

## **DETACHED SINGLE GARAGE**

16'3" x 8'0" (4.95m x 2.44m)

With power and light, side entrance door, rear window and centre opening main 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.





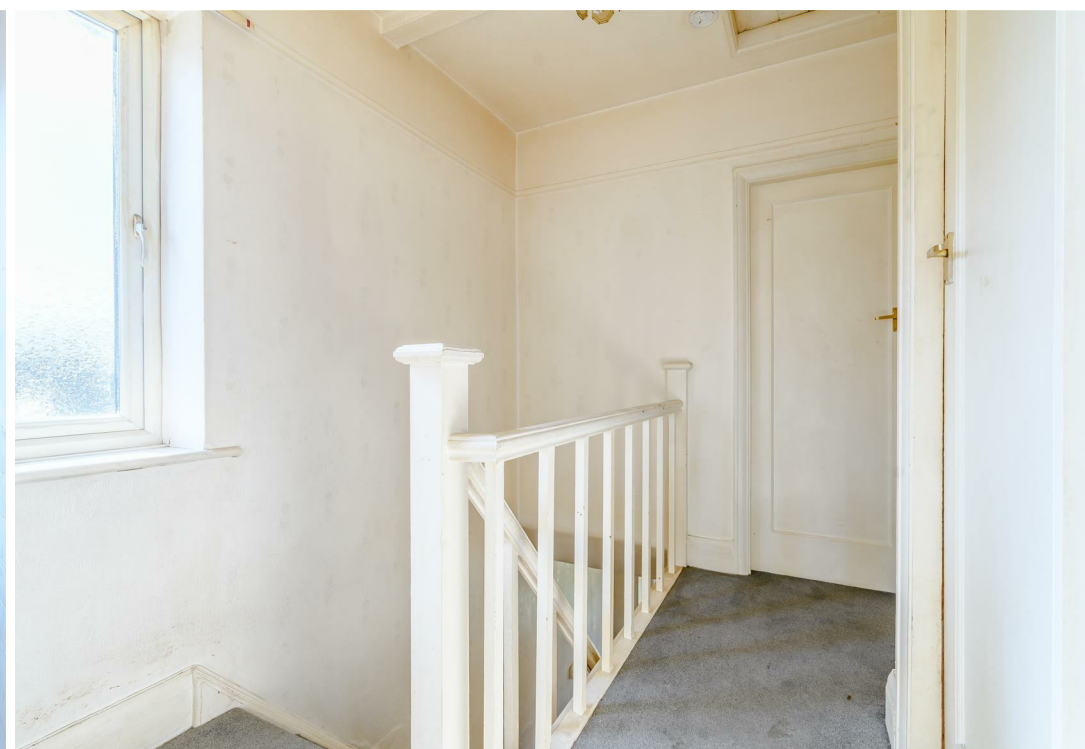


















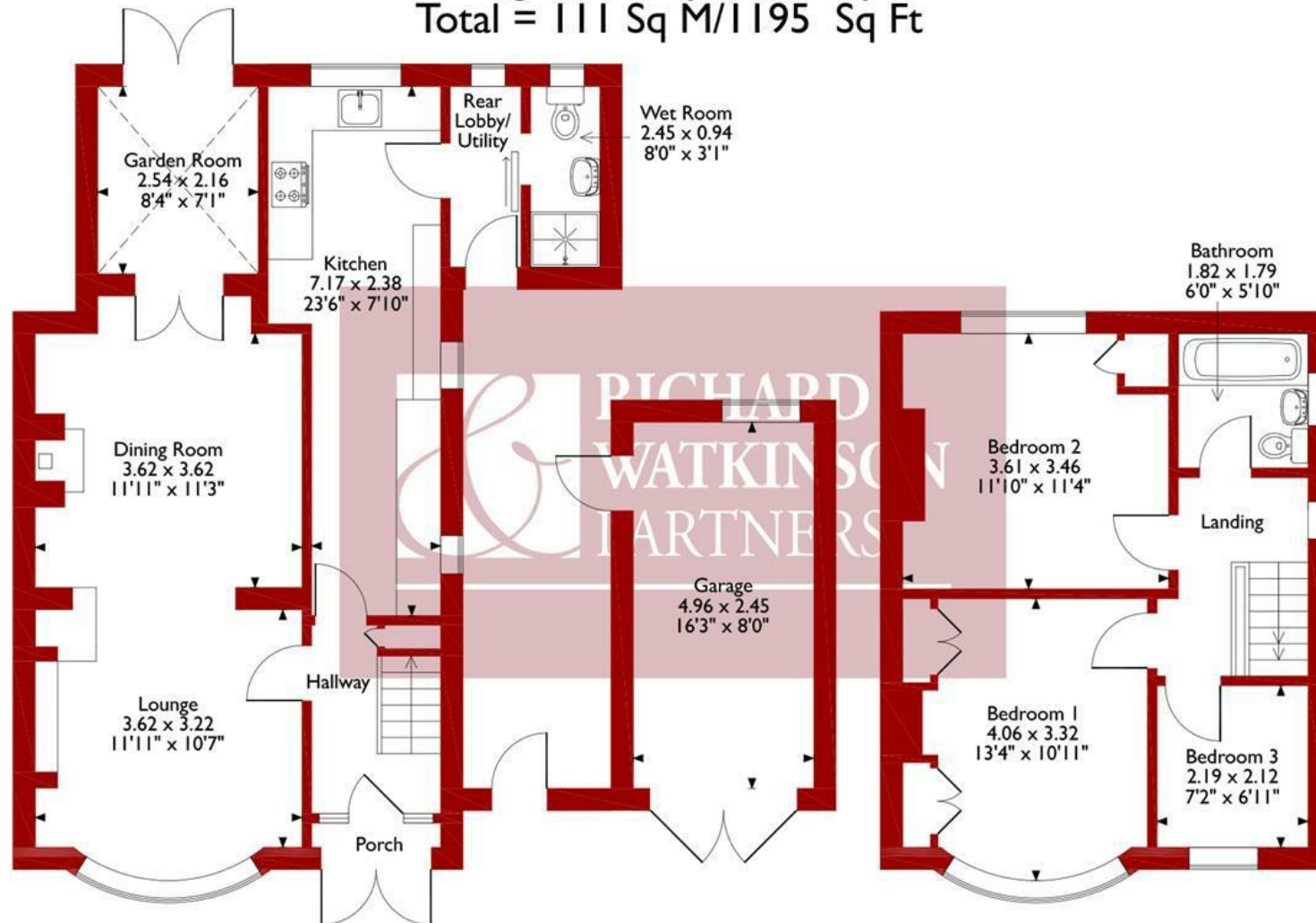








Farndale Road, Sutton-in-Ashfield  
Approximate Gross Internal Area  
Main House = 99 Sq M/1066 Sq Ft  
Garage = 12 Sq M/129 Sq Ft  
Total = 111 Sq M/1195 Sq Ft



**Ground Floor**

**First Floor**

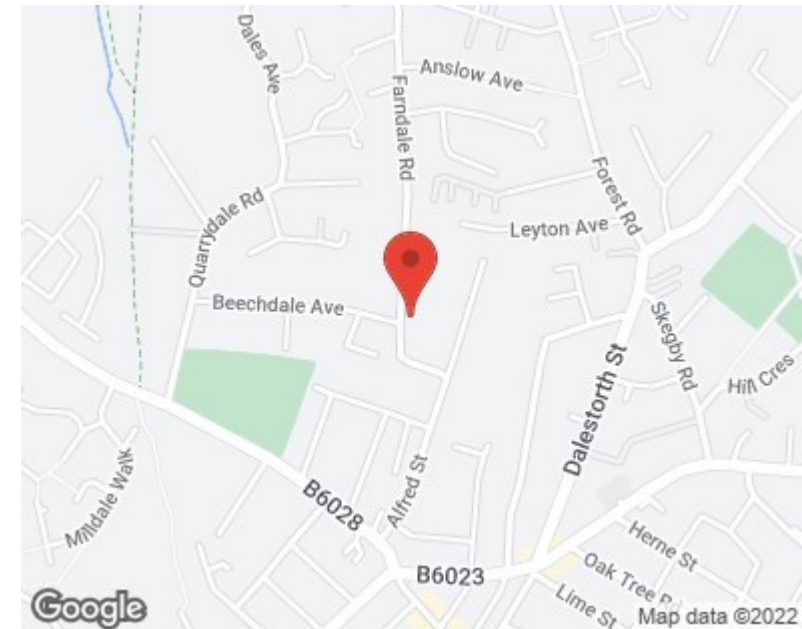
Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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

Environmental Impact (CO <sub>2</sub> ) Rating		
	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 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**



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
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