

11 Mistletoe Way, Moor Park, NG17 3NH

£270,000

3 2 1 B

Marriotts



# 11 Mistletoe Way
# Moor Park, NG17 3NH

- Modern detached house
- Ground source heat pump
- Lounge and kitchen diner
- Three bedrooms & en-suite
- Garage & block paved driveway
- Hall with downstairs toilet

**2025 GLEESON-BUILT DETACHED HOME | THREE BEDROOMS | GROUND SOURCE HEAT PUMP**

A superb modern three bedroom detached home, built by Gleeson Homes in 2025 and offered with NO UPWARD CHAIN. Ideally located between Skegby and Stanton Hill, this attractive property is perfect for modern family living and is ready to move straight into.





## £270,000



### Overview
The ground floor features an entrance hall with downstairs WC, dual-aspect living room and impressive kitchen/diner in gloss grey, with double doors opening onto the rear garden. Upstairs are three bedrooms, a family bathroom and master bedroom with en-suite shower room. Outside, there is a detached single garage and block-paved driveway providing parking for two cars, together with a rear lawned garden.

The property is ideally placed for Brierley Forest Park, while Sutton-in-Ashfield, local retail parks and the popular Kings Mill Reservoir are all just a few minutes' drive away.

A fantastic opportunity to acquire a virtually new detached home with NO UPWARD CHAIN.

### Entrance Hall
With composite front entrance door, UPVC double-glazed side window, wall-mounted RCD board, radiator, stairs to the first-floor landing and access to the downstairs toilet, living room and kitchen diner.

### Downstairs Toilet
Consisting of a dual-flush toilet and pedestal wash basin with tiled splashback. Radiator and UPVC double-glazed side window.

## Living Room
UPVC double-glazed front and side windows, radiator and large under-stair cupboard.

## Kitchen Diner
A range of wall and base units with soft-close doors and drawers, slate-effect worktops, matching upstands and an inset stainless steel sink unit and drainer. Integrated brushed steel trim electric oven, four-ring ceramic hob with extractor and brushed steel splashback. Plumbing for a washing machine, radiator, UPVC double-glazed front window, UPVC double glazed double doors and side window.

## First Floor Landing
With a radiator, loft access and doors to all bedrooms and main bathroom.

## Bedroom 1
UPVC double-glazed front window and radiator.

## En-suite
Consisting of a fully tiled cubicle with chrome main shower, pedestal wash basin with matching splashback and dual-flush toilet. Radiator, extractor fan and UPVC double-glazed side window.

## Bedroom 2
UPVC double-glazed front window, radiator and airing cupboard.

## Bedroom 3
UPVC double-glazed side window and radiator.

## Bathroom
Bath with glass screen, chrome mains shower and full-height tiled surround, dual-flush toilet and pedestal wash basin with matching splashback. Radiator, extractor fan and UPVC double-glazed side window.

## Outside
There's a lawned garden to the front, with a block-paved driveway providing parking for two cars, with up and over door leading to the single garage. From the driveway, side gated access leads onto the main side garden. The main garden is lawned with a paved seating area located off the patio doors with the freestanding ground source heat pump. There's also a path leading to a gravelled area to the rear of the property.

## Material Information
TENURE: Freehold
COUNCIL TAX: Ashfield - Band (TBC)









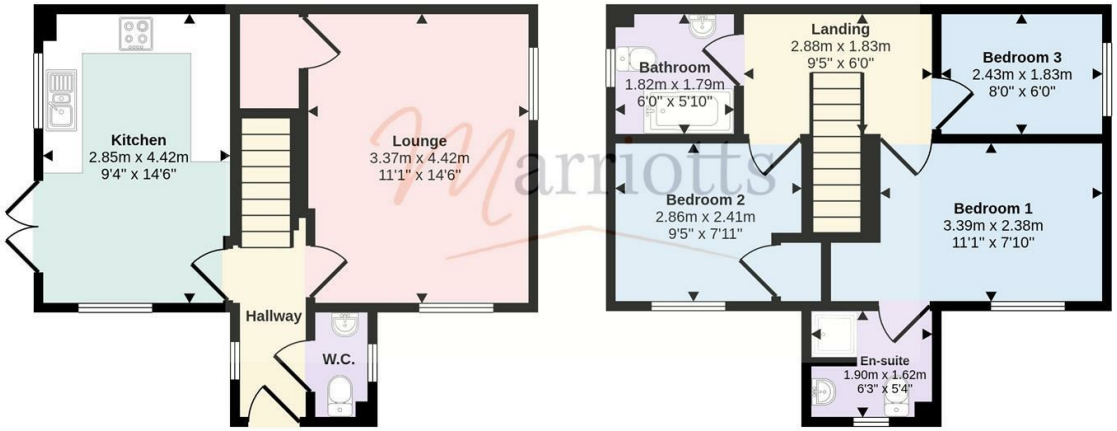


PROPERTY CONSTRUCTION: cavity brick
ANY RIGHTS OF WAY AFFECTING PROPERTY: no
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: no
FLOOD RISK: very low
ASBESTOS PRESENT: no
ANY KNOWN EXTERNAL FACTORS: no
LOCATION OF BOILER: external ground source heat pump
UTILITIES - mains gas, electric, water and sewerage.
MAINS GAS PROVIDER:
MAINS ELECTRICITY PROVIDER:
MAINS WATER PROVIDER: Severn Trent
MAINS SEWERAGE PROVIDER: Severn Trent
WATER METER: yes
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.
ELECTRIC CAR CHARGING POINT: not available.
ACCESS AND SAFETY INFORMATION: level access
OTHER INFORMATION: Some photo's are virtually staged





Approx Gross Internal Area
72 sq m / 777 sq ft

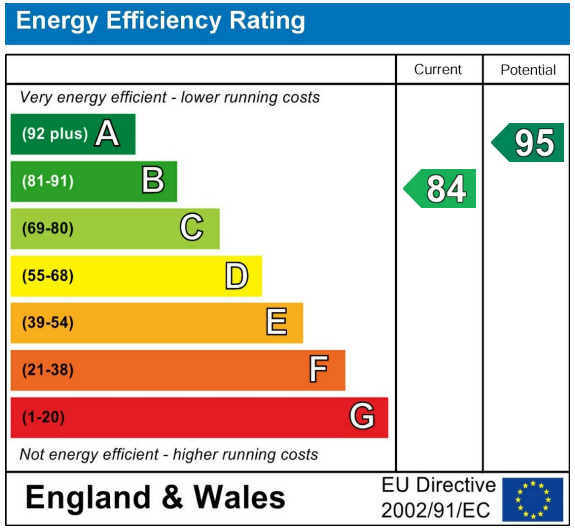



Ground Floor
**Approx 36 sq m / 390 sq ft**

First Floor
**Approx 36 sq m / 387 sq ft**

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.




**Please contact us on 0115 953 6644 should you wish to arrange to view this property or if you require any further information.**

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5.Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

41 Plains Road, Mapperley, Nottingham, NG3 5JU
0115 953 6644
sales@marriotts.net

www.Marriotts.net

naea | propertymark PROTECTED
The Property Ombudsman
tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK