



Eastfield Side
Sutton-In-Ashfield, Nottinghamshire
NG17 4JW

INDEPENDENTLY BUILT TWO DOUBLE
BEDROOM DETACHED HOUSE,
CONSTRUCTED IN 2019

Offers Over £180,000 Freehold



INDEPENDENTLY BUILT TWO DOUBLE BEDROOM DETACHED HOUSE, CONSTRUCTED IN 2019.

This nearly new property comes to the market in a 'Show Home' style condition with a high quality of fixtures and fittings throughout and sold with the remainder of a ten year build warranty. Features of this property include gas fired central heating served from a combination boiler, UPVC double glazing, contemporary fitted kitchen with built-in oven, hob, extractor and washing machine and luxury shower room/w.c., as well as a useful cloaks/w.c. to the ground floor.

A further feature of this property, and what cannot be seen from the front elevation, is the generously sized and attractively landscaped rear gardens with patio and lawn, beyond which is a detached brick built single garage with parking for four vehicles, accessed from Tom Stimpson Way.

Situated within a suburb of Sutton in Ashfield, with many amenities close by including Kingsmill Hospital, local schools and large open spaces including 'Sutton Lawn', various shops and facilities including Morrisons and for those wishing to commute, the A38 is close by which gives easy access to junction 28 of the M1 Motorway.

A superb property which will suit both first time buyers and those wishing to downsize and we strongly recommend an early internal viewing to avoid disappointment.



Entrance Hall

Composite double glazed front entrance door, radiator, door to cloaks/w.c. and open through to the living room.

Cloaks/w.c.

Incorporating a two piece suite comprising wash hand basin and low flush w.c. Radiator and double glazed window.

Living Room

14'11" x 12'11" (4.55 x 3.94)

Useful understairs storage cupboard, stairs to the first floor, radiator and double glazed French doors opening into the rear garden.

Kitchen

10'7" x 5'8" (3.25 x 1.73)

Incorporating a contemporary range of fitted wall, base and drawer units with contrasting work surfacing and inset single bowl sink unit with single drainer. Built-in electric oven, hob and extractor hood over. Integrated washing machine. Appliance space, radiator and double glazed window to the front.

First Floor Landing

Built-in storage cupboard and loft hatch.

Bedroom 1

10'11" (to wardrobes) x 9'7" (3.34 (to wardrobes) x 2.93)

Fitted wardrobes to one wall, radiator and double glazed window to the front.

Bedroom 2

12'11" x 7'8" (3.95 x 2.34)

Radiator and double glazed window to the rear.

Shower Room

8'0" x 6'1" (2.45 x 1.87)

Offering a luxury feel with wash hand basin, low flush w.c. and large walk-in shower cubicle with centrally fitted twin rose shower system with moveable rose and drench rain rose. Feature tiling to walls and floor, heated towel rail and double glazed window.

Outside

Enclosed front garden with picket fence and gate, laid to lawn, with gated pedestrian access at the side leading to the rear garden. The rear garden is generous in size and bounded by walls and fences, with patio area, lawn with borders and pathway leading to the far end of the garden with further pedestrian gate leading to the garage with cobbled drive area for two vehicles and further tarmac driveway for a further two vehicles. This is accessed from Tom Stimpson Way at the rear.

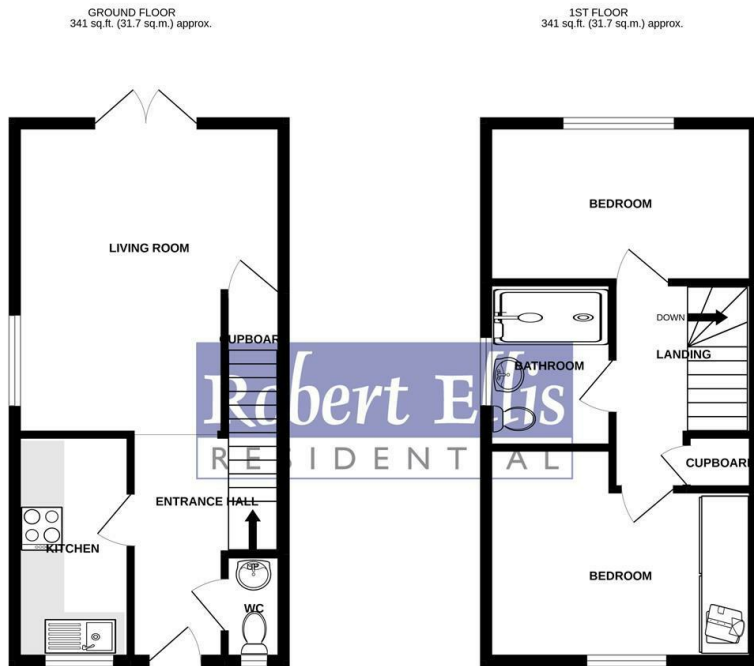
Garage

Of brick construction with pitched tiled roof, light and power and up and over door.

Directions

From Kingsmill Road (A38), you turn left onto Coxmoore Road. You then take the first right onto Unwin Road, then your second left onto Tom Stimpson Way. Follow this road down until reach your second left which is where you will find the driveway and garage for the property. The current owners use this as their main access to the home.





TOTAL FLOOR AREA: 682 sq.ft. (63.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		82	
(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 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			

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