



**Highfields, 67 Dalestorth Road, Sutton-in-Ashfield, Nottinghamshire NG17 3AG**

**£435,000**

Tel: 0115 9680268



- Large Detached Family Home
- 31ft Lounge & Dining Room
- Open Plan Quality Kitchen
- Stunning Established Garden
- Fantastic Rear Extension
- Large 0.2 Acre Plot
- Modern Bathroom
- Three Spacious Bedrooms

An exquisite bay fronted, traditional, extended three double bedroom detached family home with a charming and grand curb appeal. Not often can a home with such a beautiful characterful exterior be equally as impressive in all other areas but this one is certainly one that does just that.

This home no doubt sets the tone from the off, whilst approaching the property you access via a pair of wooden gates with a low-level walled boundary opening onto a large driveway. The aura of quality continues as you enter the property with stylish in keeping elegant interior which balances tradition and modern perfectly.

The sheer amount of space is evident throughout, having huge 31ft open plan lounge & dining room which is perfectly split between the two and since our current vendors purchased the property in 2016 they have recently added a wonderful orangery style extension which has created a more open plan free flowing kitchen that perfectly adjoins the existing living space making this the real hub of the home.

The generously proportioned internal accommodation incredibly well balanced throughout comprising an initial large open square entrance hall with feature wrap around staircase with traditional oak panelling with hidden downstairs WC. A large open plan living space which is naturally open between both a separate lounge area with a fitted log burner and a spacious dining room with open plan access into the extension the vendors have recently added which has now made the original beautifully finished kitchen an incredibly versatile space for all the family. Completing the ground floor is a handy utility room accessed just off the kitchen. To the first-floor landing there are three large bedrooms including two with recently fitted Sharps bespoke wardrobes that also compliment the style of this home perfectly and finally a large four piece family bathroom.

Externally, the property occupies a lovely and very well-maintained large plot extending to just under 0.2 of an acre. There is an initial low walled frontage adjacent to double timber gates leading on to a driveway with turning space and EV charging point. The front garden is laid to lawn with mature shrubs, and a further double timber gates to the side leads to an additional long driveway leading to the detached garage. The rear garden is a particular feature and includes an extensive recently laid grey Indian sandstone paved patio extending the full width of the house. There is a large central lawn leading to a children's play area at the end of the garden, raised borders to each side which are beautifully mature and established, additional paved patio area behind the garage which the vendors have also recently converted part of the garage into a fully functioning 13ft x 9ft home office with double glazed windows, power heating and lighting.

#### **ENTRANCE HALL**

w: 3.38m x l: 3.35m (w: 11' 1" x l: 11' )

A fitting and in keeping, entrance hall with cast iron radiator, solid oak floor, obscure double glazed windowpane to the side elevation and beautifully appointed panelled staircase rising to the first floor landing.

#### **DOWNSTAIRS WC**

w: 1.27m x l: 0.94m (w: 4' 2" x l: 3' 1")

With a modern two piece suite comprising a low flush WC and wash hand basin with mixer tap. Tiled floor, obscure double glazed window to the front elevation and understairs cupboard with shelving, and housing the electricity meter and fuse box.

#### **OPEN PLAN LOUNGE & DINING**

w: 9.45m x l: 4.24m (w: 31' x l: 13' 11")

Two large reception rooms which have been delightfully adjoined by a wide arch topped opening making this a perfect open plan space but also keeping that feel of two separate reception rooms if required.

#### **LOUNGE**

w: 4.88m x l: 4.24m (w: 16' x l: 13' 11")

A stunning naturally light lounge having a superb feature inset multi fuel burner and easy on the eye fire surround with granite hearth. There is also a solid oak floor, radiator, coving to ceiling, ceiling rose, two obscure double glazed windowpanes to the side elevation and large double glazed bay window to the front elevation.



## **DINING ROOM**

w: 4.24m x l: 3.89m (w: 13' 11" x l: 12' 9")

An open dining space again enjoying the solid oak flooring, radiator, coving to ceiling, ceiling rose and large open plan access through into the recently extended part of the home.

## **OPEN PLAN LIVING KITCHEN**

w: 7.7m x l: 6.45m (w: 25' 3" x l: 21' 2")

(Kitchen area - 21'3" x 10'11") This magnificent open plan kitchen now flows better than ever before with our current vendors having recently carried out this well thought out and planned extension with twin full length glazed panels to the roof and French doors bringing that beautiful garden into view which we feel makes this a more flexible living space than ever before.

The kitchen itself is having a range of country style cabinets comprising wall cupboards, base units and drawers with solid wood working surfaces over. Twin Belfast sink with chrome mixer tap. Space for an American style fridge/freezer and space for a range cooker with extractor unit above. Integrated dishwasher, solid wood floor, LED ceiling spotlights, radiator, double glazed window to the rear elevation and an obscure double glazed side entrance door.

## **UTILITY**

w: 2.01m x l: 0.86m (w: 6' 7" x l: 2' 10")

With a base unit, solid wood worktops and an inset stainless steel sink with oyster mixer tap. Plumbing for a washing machine and an obscure double glazed window to the side elevation.

## **FIRST FLOOR LANDING**

w: 5.72m x l: 3.35m (w: 18' 9" x l: 11' )

A beautifully large and open landing with a radiator, coving to ceiling, loft hatch leading to large loft and three obscure double glazed windowpanes to the front elevation.

## **BEDROOM ONE**

w: 5.18m x l: 4.29m (w: 17' x l: 14' 1")

A large double bedroom with fitted recently fitted Sharps wardrobes, radiator, coving to ceiling, two ceiling light points and double glazed bay window to the front elevation.

## **BEDROOM TWO**

w: 4.27m x l: 3.91m (w: 14' x l: 12' 10")

A second large double bedroom having a range of Sharps fitted wardrobes. There is a radiator, coving to ceiling and double glazed window to the rear elevation with a beautiful outlook over that stunning established garden.

## **BEDROOM THREE**

w: 3.38m x l: 2.69m (w: 11' 1" x l: 8' 10")

A third and final double bedroom with radiator, coving to ceiling, ceiling rose, double glazed windowpane to the side elevation and double glazed window to the rear elevation.

## **FAMILY BATHROOM**

w: 3.07m x l: 2.26m (w: 10' 1" x l: 7' 5")

A beautifully appointed contemporary four piece suite with chrome fittings. There is a large bath with wall mounted mixer tap and a separate corner shower enclosure with tiled splashbacks and internally plumbed shower. There is a low flush WC and wash hand basin with mixer tap mounted onto a fixed wood console table. Chrome heated towel rail, underfloor heating, tiled floor, part tiled walls, extractor fan and two obscure double glazed windows to the side elevation.

## **OUTSIDE**

Externally, the property occupies a lovely and very well-maintained large plot extending to just under 0.2 of an acre. There is an initial low walled frontage adjacent to double timber gates leading on to a driveway with turning space and EV charging point. The front garden is laid to lawn with mature shrubs, and a further double timber gates to the side leads to an additional long driveway leading to the detached garage. The rear garden is a particular feature and includes an extensive recently laid grey Indian sandstone paved patio extending the full width of the house. There is a large central lawn leading to a children's play area at the end of the garden, raised borders to each side which are beautifully mature and established, additional paved patio area behind the garage which the vendors have also recently converted part of the garage into a fully functioning 13ft x 9ft home office with double glazed windows, power heating and lighting.

## **DETACHED GARAGE**

w: 4.04m x l: 2.95m (w: 13' 3" x l: 9' 8")

With new electric rolling door, power and lighting.

**OFFICE**

w: 4.17m x l: 2.84m (w: 13' 8" x l: 9' 4")

An excellent addition to any home. This recently converted fully insulated home office is a perfect space to add to any modern home. With power, lighting and secure locking double glazed doors and windows.

**VIEWING INFORMATION**

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by our Associate Director, Ben Pycroft on our office number 0115 968 0268.

**TENURE**

The property is being sold as a freehold. With vacant possession on completion.

**MORTGAGE ADVICE**

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

**FIXTURES & FITTINGS**

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.

























































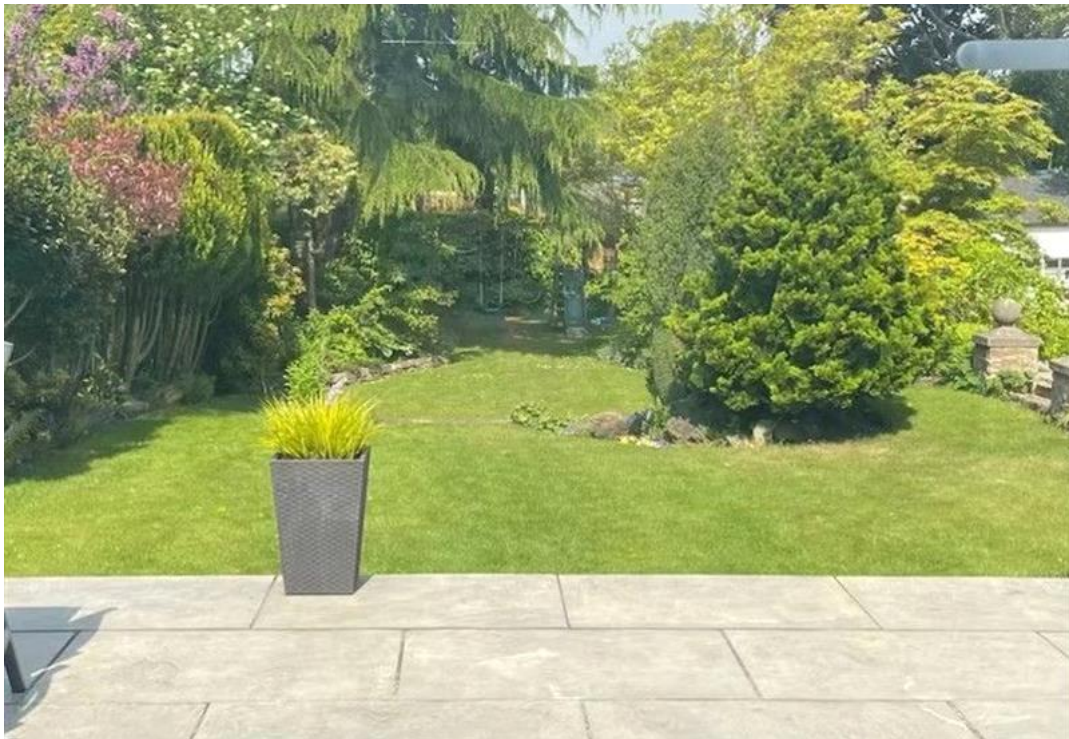
















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