



**11 Stamper Crescent, Sutton-in-Ashfield,
Nottinghamshire NG17 3BQ**

£150,000

Tel: 0115 9680268



- Semi Detached House
- Modern Kitchen
- Large Rear Garden
- Generous Driveway
- Deceptively Spacious Throughout
- Wonderfully Presented
- Three Bedrooms
- Recently Upgraded Bathroom

A beautifully presented house at an affordable price, this property could prove to be a perfect step onto the property ladder or young family looking for a well presented and deceptively spacious three bedroom semi-detached home which has been tastefully improved by the current vendors. They have recently re-configured the layout to create an additional bedroom and a well finished new bathroom. The property comes situated on an excellently sized plot with off road parking for two cars and a large private rear garden which is a real key feature of this house. It also comes located within the catchment and a short walk away from St. Andrews Primary school which we are certain these few reasons will prove to be just a few of many in why this lovely home won't be available for long.

The accommodation comprises a spacious entrance hall with additional door leading into the side lean to which offers excellent covered storage space with two further external outhouse storage rooms providing a great amount of storage space. There is a generous lounge with feature panelling and a central feature fireplace and patio doors opening onto the rear garden and finally a well-balanced kitchen with ample space for a dining table. To the first-floor landing there are three bedrooms including a master with sliding door fitted wardrobes and recently finished bathroom with three piece suite.

Externally, the property has an open driveway frontage which provides off road parking for two cars. There is a second UPVC door leading into the lean to which offers an additional access from the front to rear. The rear garden is extremely well proportioned and offers a real private and totally secure place to enjoy in those not to distant lighter evenings and comes ever so slightly tiered consisting of multiple patio sitting areas being slabbed, pebbled and neatly softened by an array of mature and established shrubs and planting.

ENTRANCE HALL

w: 4.01m x l: 1.78m (w: 13' 2" x l: 5' 10")

An open entrance hall with a radiator, ceiling light point, door into lean to and stairs rising to the first floor landing.

LOUNGE

w: 5.28m x l: 3.58m (w: 17' 4" x l: 11' 9")

A well proportioned lounge with a feature fireplace, feature panelled walls, radiator, two ceiling light points, double glazed window to the front elevation and double glazed patio doors opening onto the rear garden.

KITCHEN DINER

w: 3.3m x l: 2.97m (w: 10' 10" x l: 9' 9")

A modern and neutral kitchen with a perfect splash of colour. This neutral fitted kitchen offers a range of wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and mixer tap, ceiling lighting, feature mustard tiled splashbacks. There is also a freestanding cooker with wall mounted extractor hood, plumbing for a washing machine, space for a free standing fridge/freezer, space for a dining table and double glazed window to the rear and side elevations.

SIDE LOBBY

w: 5.66m x l: 0.94m (w: 18' 7" x l: 3' 1")

A handy side lobby/lean to area with UPVC door to the front, rear and into the property with two handy storage rooms both equipped with power.

FIRST FLOOR LANDING

w: 2.21m x l: 1.75m (w: 7' 3" x l: 5' 9")

A naturally light landing with a double glazed window to the front elevation and loft hatch providing access to the fully boarded loft.

BEDROOM ONE

w: 3.45m x l: 2.79m (w: 11' 4" x l: 9' 2")

(11'9" into wardrobes) A double bedroom with full width sliding door, fitted wardrobes with inset hanging rails and shelving. There is also a radiator, ceiling light point and a double glazed window to the rear elevation.

BEDROOM TWO

w: 3.3m x l: 3m (w: 10' 10" x l: 9' 10")

A second bedroom with a radiator, ceiling light point and double glazed windows to the side and rear elevations.

BEDROOM THREE

w: 2.59m x l: 1.63m (w: 8' 6" x l: 5' 4")

A third and final recently added by the vendors making this a real flexible family house with a radiator, ceiling light point, cupboard housing the Vailant combi boiler and a double glazed window to the front elevation.

BATHROOM

w: 1.73m x l: 1.63m (w: 5' 8" x l: 5' 4")

A recently finished well presented bathroom with a modern three piece suite comprising a panelled bath with wall mounted electric shower, wash hand basin and a low flush WC. There is also part tiled walls finished with a white metro tile, ceiling light point and an obscure double glazed window to the side elevation.

OUTSIDE

Externally, the property has an open driveway frontage which provides off road parking for two cars. There is a second UPVC door leading into the lean to which offers an additional access from the front to rear. The rear garden is extremely well proportioned and offers a real private and totally secure place to enjoy in those not to distant lighter evenings and comes ever so slightly tiered consisting of multiple patio sitting areas being slabbed, pebbled and neatly softened by an array of mature and established shrubs and planting.

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.







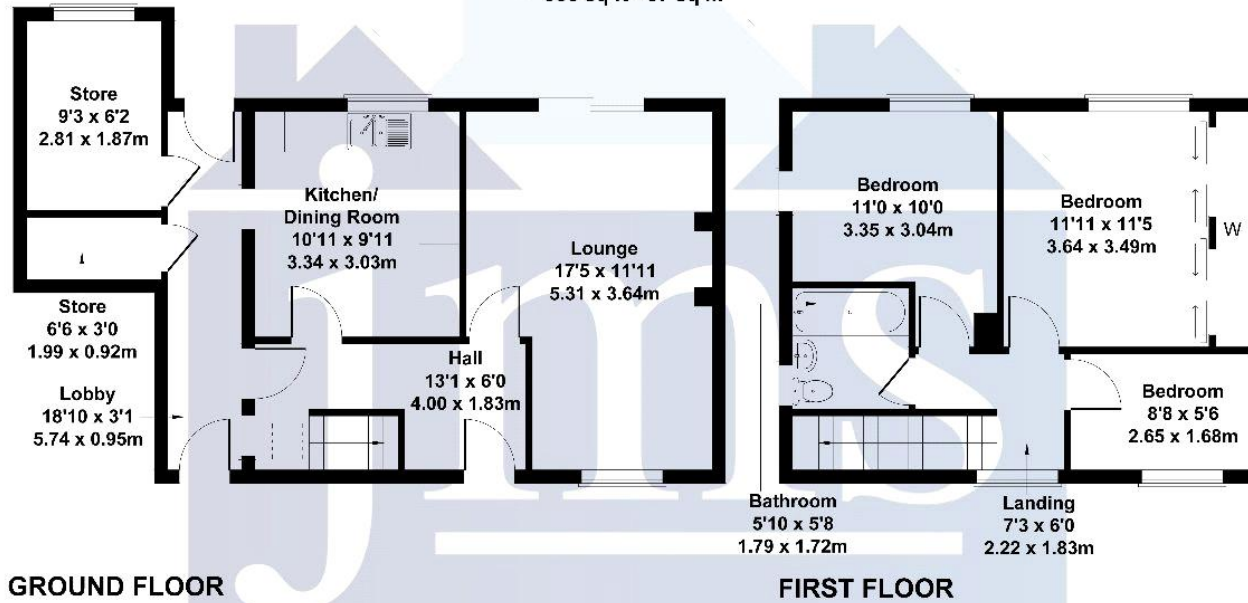






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Approximate Gross Internal Area
936 sq ft - 87 sq m



Not to Scale. Produced by The Plan Portal 2024
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
	66	82
England & Wales		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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