



Plot 319, The Hawthorns, Beck Lane, Sutton-in-Ashfield, Nottinghamshire NG17 3AH

£369,995

Tel: 0115 9680268



- Spacious Internal Accommodation
- Many Incentives Available
- Call For More Detailed Information
- En Suite & Family Bathroom
- Four Spacious Bedrooms
- Brand New Detached House

JMS Sales & Lettings are delighted to offer this magnificent opportunity to purchase this brand new four-bedroom detached family home for the award winning and nationally recognised developer David Wilson Homes. This home is sat, ready and waiting for its new owners to move straight in and enjoy.

This award winning five-star development is going to host a collection of outstanding 3, 4 & 5 bedroom houses built to both perfectly incorporate a striking traditional yet contemporary design and this four bedroom detached family residence certainly is a perfect example of fine family living.

Plot 319, also better known as The Kirkdale design has a spacious layout comprising a spacious entrance hall with downstairs WC, separate bay fronted lounge, open plan living kitchen and a handy utility room. To the first floor landing there are four spacious bedrooms all including fitted wardrobes and a master with en suite shower room and a separate spacious family bathroom.

Externally, Plot 319 stands in an excellent position with a pleasant open frontage set way back from the road behind an open fence with planted hedging. The plot it stands on itself however is well proportioned, offers a spacious driveway that runs adjacent to the property leading towards your own detached garage. To the rear of the property there is generous garden which has an initial patio out of the open plan kitchen doors and a substantial lawn.

ENTRANCE HALL

An open and inviting hallway with fitted flooring, radiator, ceiling light point, double glazed window to the front elevation, handy storage cupboard and stairs rising to the first floor landing.

DOWNSTAIRS WC

w: 1.63m x l: 1.09m (w: 5' 4" x l: 3' 7")

A well placed majority tiled downstairs WC with a low flush WC and a pedestal wash hand basin with chrome mixer tap, a radiator, ceiling light point, extractor fan and an obscure double glazed window to the front elevation.

LOUNGE

w: 5.61m x l: 3.38m (w: 18' 5" x l: 11' 1")

A spacious yet cosy room with a perfect traditional feel with a large double glazed bay window to the front elevation, ceiling lighting and two radiators.

OPEN PLAN LIVING KITCHEN

w: 7.32m x l: 4.45m (w: 24' x l: 14' 7")

A staggering open space which is both perfect and extremely versatile to be used as a open plan dining/living kitchen fitted with a range of beautifully coloured wall cupboards base units and drawers with working surfaces over. Inset stainless steel Franke sink with contemporary chrome mixer tap, integrated double oven, five ring gas hob with double width extractor hood over, integrated dishwasher and integrated fridge/freezer. There is also ceiling light points, two radiators, double glazed window to the rear elevation and double glazed patio doors opening onto the rear garden.

UTILITY

w: 2.13m x l: 1.55m (w: 7' x l: 5' 1")

A modern utility room fitted with matching units from the kitchen, plumbing for a washing machine, ceiling light point, radiator and an obscure double glazed door opening to the side elevation.

FIRST FLOOR LANDING

With a ceiling light point and a storage cupboard.

MASTER BEDROOM

w: 4.11m x l: 4.06m (w: 13' 6" x l: 13' 4")

A spacious master bedroom with full width range of sliding mirrored doors with inset hanging rails and shelving. There is also a radiator, ceiling light point, access into your very own en suite shower room and a double glazed window to the rear elevation.

EN-SUITE

w: 2.29m x l: 1.42m (w: 7' 6" x l: 4' 8")

With a three piece suite comprising a full double width shower enclosure with internally plumbed chrome shower over. Wash hand basin with chrome mixer tap and a low flush WC. There is also a large heated towel radiator, ceiling lighting, wall mounted shaver point, majority tiled walls, extractor fan and an obscure double glazed window to the side elevation.

BEDROOM TWO

w: 4.11m x l: 3.15m (w: 13' 6" x l: 10' 4")

A second double bedroom again benefiting from internally built wardrobes with inset hanging rails. There is also a ceiling light point and a double glazed window to the rear elevation.

BEDROOM THREE

w: 3.43m x l: 3.05m (w: 11' 3" x l: 10')

A third double bedroom again benefiting from internally built wardrobes with inset hanging rails. There is also a ceiling light point and a double glazed window to the front elevation.

BEDROOM FOUR

w: 3.63m x l: 2.72m (w: 11' 11" x l: 8' 11")

A fourth & final bedroom again benefiting from internally built wardrobes with inset hanging rails. There is also a ceiling light point and a double glazed window to the front elevation.

FAMILY BATHROOM

w: 2.39m x l: 1.93m (w: 7' 10" x l: 6' 4")

A delightfully finished family bathroom with neutral modern tiling with panelled bath with internally plumbed chrome shower, wash hand basin with chrome mixer tap and a low flush WC. There is also a heated towel radiator, ceiling light point and an extractor fan.

OUTSIDE

Externally, Plot 319 stands in an excellent position with a pleasant open frontage set way back from the road behind an open fence with planted hedging. The plot it stands on itself however is well proportioned, offers a spacious driveway that runs adjacent to the property leading towards your own detached garage. To the rear of the property there is generous garden which has an initial patio out of the open plan kitchen doors and a substantial lawn.

DETACHED GARAGE

With up and over door.

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.















Viewing by appointment only
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