



**1 Topaz Crescent, Sutton-in-Ashfield,
Nottinghamshire NG17 1NX**

£270,000

Tel: 0115 9680268



- Large Family House
- Sought After Location
- Viewing Essential To Appreciate
- Excellent Transport Links
- Four Double Bedrooms
- 18ft Master With En Suite
- Two Large Reception Rooms
- Driveway & Garage

An absolutely unbelievable space, this simply magnificent four-bedroom family home offers space and style in abundance. Having benefited from a large and extremely well planned and executed extension which has given this modern home a staggeringly spacious living space for even the larger of families with four generous double bedrooms and it truly is presented in immaculate order with a well-balanced downstairs living and entertaining space that matches the rest of the house.

The location is also particularly worth a mention, being located on a lovely quiet residential street in the heart of the ever popular Ashfields estate which is extremely well placed for transport links with easy access to the A38 & M1 but also comes closely located to an array of amenities including a doctors, local shops and the highly regarded Ashfield comprehensive school which are all within walking distance from this property.

The internal accommodation as mentioned is extremely spacious and spans three large equally balanced floors with the floor area extending to just under 1,500sq ft and comprises a welcoming entrance hall, 17ft living room, open plan dining kitchen with access into a handy well placed utility and conservatory with bi-folding doors that open onto the walled, low maintenance rear garden which is all laid with premium quality porcelain paving and finally the added bonus of a downstairs WC. To the first-floor landing there two double bedrooms, including a huge master suite with en suite shower room and a recently upgraded family bathroom. To the second floor there is a further two impressively sized double bedrooms.

Externally, the property is located at the entrance to the quiet residential street of Topaz Crescent, standing centrally on the plot having a front garden with low level manageable hedging, well maintained pebbled area and planting which perfectly softens the approach. To the alternate side of the property there is a private walled garden which has been excellently landscaped and improved providing a real sun trap which is all patioed with high quality porcelain paving which is on two tiers and a gate that provides access onto the driveway which provides off road parking and leads onto the garage which comes equipped with power & lighting.

ENTRANCE HALL

w: 2.29m x l: 1.91m (w: 7' 6" x l: 6' 3")

A fitting entrance to this fine property with a radiator, ceiling light point and stairs rising to the first floor landing.

DOWNSTAIRS WC

w: 1.42m x l: 0.84m (w: 4' 8" x l: 2' 9")

A well placed downstairs WC with a low flush WC, wash hand basin with chrome mixer tap. There is also part tiled walls, ceiling lighting and an extractor fan.

LIVING ROOM

w: 5.41m x l: 3.2m (w: 17' 9" x l: 10' 6")

A large dual aspect, 17ft living room with two radiators, ceiling light point, double glazed windows to the front elevation and side elevations.

OPEN PLAN DINING KITCHEN

w: 5.38m x l: 3.1m (w: 17' 8" x l: 10' 2")

An equally well proportioned open plan dining kitchen with an extensive range of wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and chrome mixer tap. Integrated oven, four ring gas hob with wall mounted extractor hood over. An integrated fridge/freezer and dishwasher, ceiling light point, double glazed windows to the front and side elevation & Karndean flooring that runs open plan into the conservatory with those bi-folding doors which make it a truly spacious and well useable entertaining space for all the family.

UTILITY

w: 1.68m x l: 1.65m (w: 5' 6" x l: 5' 5")

Always a handy addition to any family home, with units to match the kitchen. There is also plumbing for a washing machine, space for a tumble dryer, ceiling light point and an extractor fan.

CONSERVATORY

w: 3.53m x l: 2.97m (w: 11' 7" x l: 9' 9")

Which extends perfectly off the open plan dining kitchen with bi-folding doors opening onto the rear garden.

FIRST FLOOR LANDING

w: 3.18m x l: 2.87m (w: 10' 5" x l: 9' 5")

With ceiling lighting and stairs rising to the second floor landing.

MASTER BEDROOM

w: 4.7m x l: 3.45m (w: 15' 5" x l: 11' 4")

A huge dual aspect, master bedroom with a full wall of sliding door fitted wardrobes with inset hanging rails and shelving. There is also two radiators, ceiling spotlights and access into the en suite shower room.

EN-SUITE

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

With a double width shower enclosure with internally plumbed 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 obscure double glazed window to the front elevation.

BEDROOM TWO

w: 3.28m x l: 2.92m (w: 10' 9" x l: 9' 7")

A second double bedroom with a radiator, ceiling light point and a double glazed window to the front elevation.

FAMILY BATHROOM

w: 1.98m x l: 1.75m (w: 6' 6" x l: 5' 9")

A refitted ultra sleek & stylish family bathroom with a three piece suite comprising a panelled bath with shower over, with a matte black vanity unit with inset wash hand basin with chrome mixer tap, low flush WC with concealed cistern and inset storage. There is heated towel radiator, ceiling lighting, tiled walls and an obscure double glazed window to the side elevation.

SECOND FLOOR LANDING

w: 1.57m x l: 0.71m (w: 5' 2" x l: 2' 4")

With ceiling lighting.

BEDROOM THREE

w: 4.39m x l: 4.29m (w: 14' 5" x l: 14' 1")

A third large double bedroom with under eaves storage, ceiling lighting, radiator and large double glazed Velux window that allows an abundant amount of natural light to flood into the room.

BEDROOM FOUR

w: 4.42m x l: 3.1m (w: 14' 6" x l: 10' 2")

A fourth & final generous double bedroom with under eaves storage, ceiling lighting, radiator and large double glazed Velux window that allows an abundant amount of natural light to flood into the room.

OUTSIDE

Externally, the property is located at the entrance to the quiet residential street of Topaz Crescent, standing centrally on the plot having a front garden with low level manageable hedging, well maintained pebbled area and planting which perfectly softens the approach. To the alternate side of the property there is a private walled garden which has been excellently landscaped and improved providing a real sun trap which is all patioed with high quality porcelain paving which is on two tiers and a gate that provides access onto the driveway which provides off road parking and leads onto the garage which comes equipped with power & lighting.

GARAGE

w: 5.18m x l: 2.72m (w: 17' x l: 8' 11")

With up and over door, power & lighting.

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.







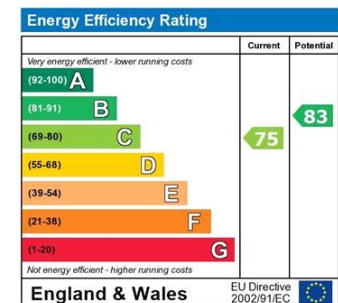
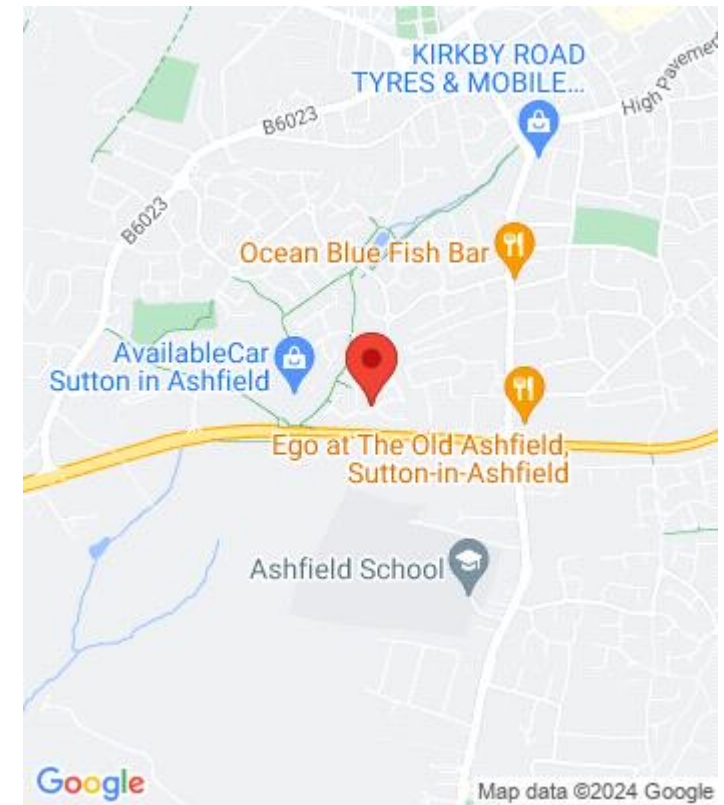












The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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