



**99 Redcliffe Street, Sutton-in-Ashfield,
Nottinghamshire NG17 4ES**

£219,995

Tel: 0115 9680268



- Traditional 1930's Semi Detached
- Two Reception Rooms
- Gated Driveway & Car Port
- Large Private Rear Garden
- No Upward Chain
- Three Bedrooms

A spacious three bedroom semi-detached house with a charming bay fronted traditional appeal, this wonderful and generously proportioned home is bound to impress both inside and out having a well balanced internal layout with open plan dining kitchen and the exterior is sure to please the many with a walled frontage with double gated driveway, secure dual door lockable carport and a large yet manageable landscaped rear garden with stylish paving, raised decking and a large summerhouse/garden room toward the bottom of the garden.

The accommodation comprises a naturally light panelled entrance hall with understairs storage room. Bay fronted lounge, open plan dining kitchen with fully fitted kitchen, open plan access into the conservatory and a well-placed handy utility room. To the first-floor landing there are three bedrooms including two generous doubles with fitted wardrobes and a modern family bathroom.

Externally, the property stands in a lovely position set behind a neat brick walled frontage and double opening gates providing access onto a generous driveway with secure lockable doors opening into a covered car port area. To the rear of the property there is a large and particularly private garden which has an initial raised patio sitting area with stylish paving, tiered manageable steps that lower towards a shaped lawned garden, secure garden shed, raised decked patio sitting areas, matching stylish paved pathway and a large garden room/summerhouse.

ENTRANCE HALL

w: 4.62m x l: 1.91m (w: 15' 2" x l: 6' 3")

A naturally light entrance hall with a radiator, ceiling light point, feature panelling, handy understairs storage room and stairs rising to the first floor landing.

LOUNGE

w: 3.81m x l: 3.81m (w: 12' 6" x l: 12' 6")

A bay fronted reception room with a feature fireplace with inset gas fire. There is also a radiator, ceiling light point and a double glazed bay window to the front elevation.

OPEN PLAN DINING KITCHEN

w: 5.87m x l: 3.71m (w: 19' 3" x l: 12' 2")

An open plan dining kitchen with a fitted kitchen with wall cupboards, base units and drawers with working surfaces over with inset sink with drainer. Free standing cooker, plumbing for a dishwasher. There is also ceiling lighting, exposed brick fireplace with inset log burner, decorative chunk wooden beams, double glazed window to the side, open plan access into the conservatory and access door into the well placed utility.

CONSERVATORY

w: 3.38m x l: 2.87m (w: 11' 1" x l: 9' 5")

Seamlessly adjoined to the open plan dining kitchen with a radiator and French doors opening onto the rear garden.

UTILITY

w: 1.91m x l: 1.85m (w: 6' 3" x l: 6' 1")

A handy utility with wall cupboards and base units with working surfaces over. Inset sink with drainer and mixer tap. There is also plumbing for a washing machine and double glazed window to the rear elevation.

FIRST FLOOR LANDING

w: 2.57m x l: 2.16m (w: 8' 5" x l: 7' 1")

With a ceiling light point and a double glazed window to the side elevation.

BEDROOM ONE

w: 3.76m x l: 3.58m (w: 12' 4" x l: 11' 9")

A double bedroom with a range of fitted wardrobes with inset hanging rails and shelving. There is also a radiator, ceiling light point and double glazed window to the rear elevation.

BEDROOM TWO

w: 3.48m x l: 3.38m (w: 11' 5" x l: 11' 1")

A second generous double bedroom with a range of fitted wardrobes with inset hanging rails and shelving. There is also a radiator, ceiling light point and double glazed window to the front elevation.

BEDROOM THREE

w: 2.74m x l: 2.13m (w: 9' x l: 7')

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

FAMILY BATHROOM

w: 2.31m x l: 2.13m (w: 7' 7" x l: 7')

A modern family bathroom with three piece suite comprising a tiled fronted bath with internally plumbed shower over, vanity unit with inset wash hand basin with chrome mixer tap and storage beneath and low flush WC. There is also a chrome heated towel radiator, ceiling lighting, fully tiled walls and an obscure double glazed window to the rear elevation.

OUTSIDE

Externally, the property stands in a lovely position set behind a neat brick walled frontage and double opening gates providing access onto a generous driveway with secure lockable doors opening into a covered car port area. To the rear of the property there is a large and particularly private garden which has an initial raised patio sitting area with stylish paving, tiered manageable steps that lower towards a shaped lawned garden, secure garden shed, raised decked patio sitting areas, matching stylish paved pathway and a large garden room/summerhouse.

CAR PORT

w: 5.28m x l: 2.62m (w: 17' 4" x l: 8' 7")

With double locking doors to the front.

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.











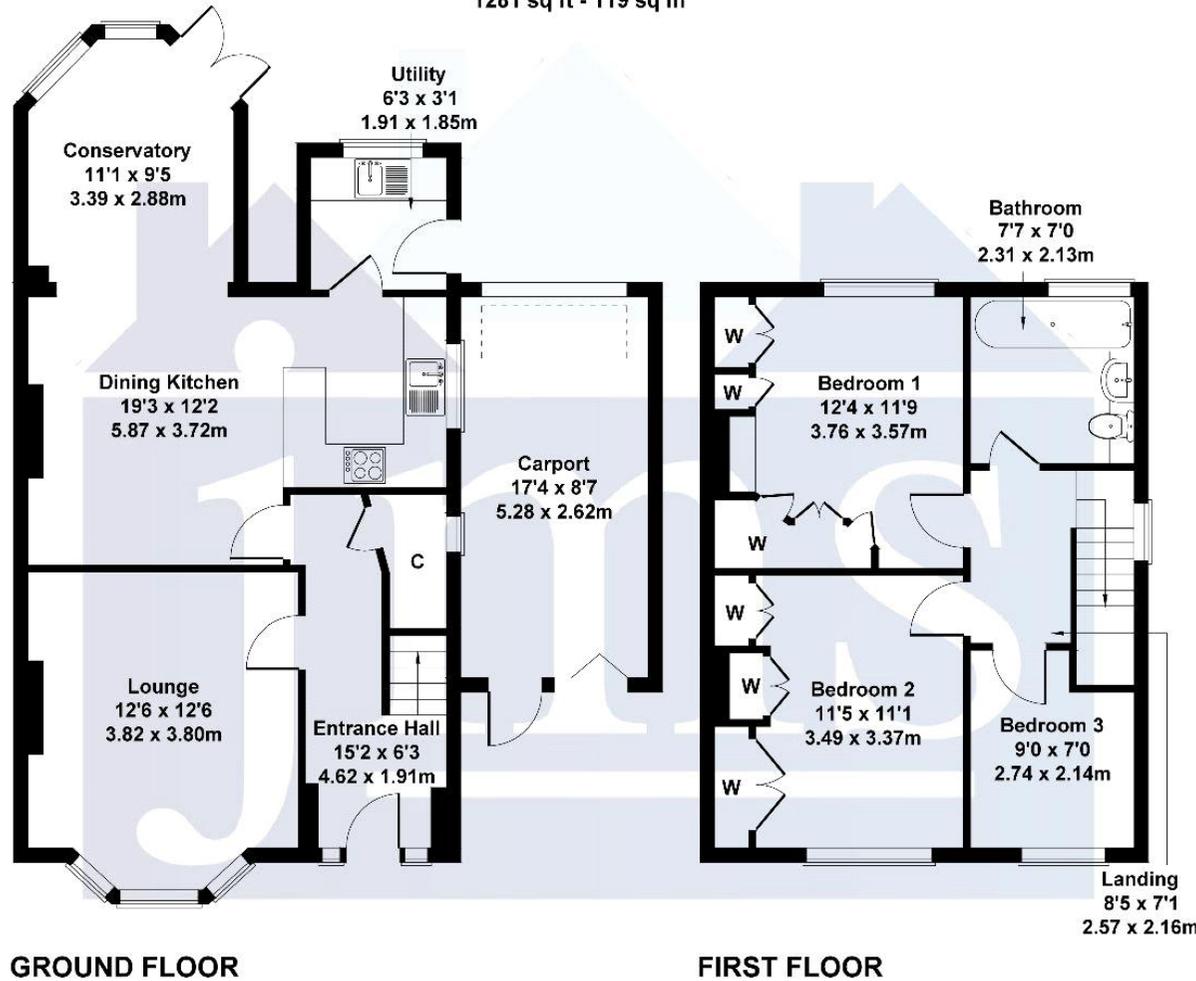






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Approximate Gross Internal Area
1281 sq ft - 119 sq m



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	65	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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.

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