



**75 Station Road, Sutton-in-Ashfield,
Nottinghamshire NG17 5FY**

£340,000

Tel: 0115 9680268



- Large Detached Family Home
- Substantial Private Plot
- Convenient Location
- Viewing Highly Recommended
- Modern Open Plan Dining Kitchen
- Secure Gated Entry
- Four Generous Bedrooms
- 26ft Living & Dining Room

A wonderful, individual, large four-bedroom family residence which is nestled at the bottom of a gated, hedge lined private driveway. This grand magnificent home stands as a testament to a perfect balance between a charming traditional bay fronted exterior with contemporary luxury flowing through the internal with a huge 26ft living & dining room, sleek & stylish kitchen and much more besides.

As you approach the property itself you are bound to be impressed by the stature and the central placement which offers open space to all sides of the property with generous yet manageable gardens, plenty of off-road parking, detached garage and a double gated secure long driveway extending up to the main Station Road itself. The current owners have created a truly beautiful and well finished property having a stunning naturally light entrance hall with original re-conditioned parquet flooring, large open plan living & dining room split with a contemporary central fireplace, sleek & stylish open plan dining kitchen, handy utility & a downstairs WC and finally a well-proportioned ground floor bedroom which is currently in use as a cosy separate sitting room. To the first-floor landing there are three further bedrooms including two spacious doubles and the master including a modern en suite and completing the impressive internal accommodation is the contemporary yet timeless four-piece family bathroom.

Externally, we have preciously touched on the impressive placement, and we also feel it is incredibly convenient having excellent transport being closely located to the A38, M1 and also a stones throw away from the train station and impressive bus routes. The property is nestled away down a long drive which shelters it perfectly making it feel like a secluded, secure oasis but offering that ultimate convenience. There is a large driveway providing off road parking for multiple vehicles, large garage with electric up and over door and well-kept gardens which are beautifully mature and established with an open greenspace backdrop which is a delightful & ever-present view from the first floor rear bedrooms.

ENTRANCE PORCH

w: 2.46m x l: 1.24m (w: 8' 1" x l: 4' 1")

An open entrance porch with an internal door that opens into the:

ENTRANCE HALL

w: 7.92m x l: 4.5m (w: 26' x l: 14' 9")

A stunning and fitting entrance to this magnificent home. There is beautifully restored original parquet flooring. Contemporary full height column radiator, ceiling spotlights, double doors opening into the living room and stairs rising to the first floor landing.

LIVING / DINING AREA

w: 7.92m x l: 4.5m (w: 26' x l: 14' 9")

A large easy on the eye contemporary living & dining room split perfectly with a striking central modern fireplace with inset feature fire. Three full height contemporary column radiators, ceiling light point, large double glazed bay window to the front elevation and double glazed French doors opening into the garden.

UTILITY

w: 1.75m x l: 1.63m (w: 5' 9" x l: 5' 4")

A handy utility with fitted wall cupboards and a base unit with working surface over. Plumbing for a washing machine, space for a tumble dryer. There is also ceiling lighting and a door opening into the:

DOWNSTAIRS WC

w: 1.6m x l: 0.97m (w: 5' 3" x l: 3' 2")

With a two piece suite comprising a low flush WC and wash hand basin with chrome mixer tap and fitted storage beneath. There is also ceiling lighting, wall mounted combi boiler, part tiled walls and an obscure double glazed window to the rear elevation.

BEDROOM FOUR

w: 3.4m x l: 2.82m (w: 11' 2" x l: 9' 3")

A generous downstairs double bedroom currently in use as a downstairs sitting room/snug with a radiator, ceiling light point and a double glazed French doors opening to the rear elevation.

OPEN PLAN DINING KITCHEN

w: 4.93m x l: 2.82m (w: 16' 2" x l: 9' 3")

An extremely well presented open plan dining kitchen fitted with a stylish range of handleless high gloss wall cupboards, base units and drawers with working surfaces over. Inset composite sink with drainer and chrome mixer tap with pull down additional hose feature. Space for a range cooker, wall mounted contemporary extractor hood over, integrated dishwasher and space for a free standing American fridge/freezer. There is also an ample dining space, array of ceiling spotlights and LED kickboard lighting, contemporary full height column radiator, double glazed windows to the front & side elevations and a composite door to the side elevation.

FIRST FLOOR LANDING

w: 5.26m x l: 2.21m (w: 17' 3" x l: 7' 3")

An open first floor landing that enjoys an abundant amount of natural light with ceiling spotlights and double glazed windows to the front elevation.

MASTER BEDROOM

w: 4.5m x l: 4.11m (w: 14' 9" x l: 13' 6")

A wonderful master suite with ceiling lighting, radiator, under eaves storage and double glazed window to the rear elevation with a pleasant open outlook over a particular quiet section of Sutton Lawn.

EN-SUITE

w: 2.51m x l: 1.14m (w: 8' 3" x l: 3' 9")

A modern en suite shower room with a three piece suite comprising a corner shower enclosure with wall mounted shower, low flush WC with concealed cistern and an inset wash hand basin with chrome mixer tap. There is ceiling lighting, extractor fan, chrome heated towel radiator and an obscure double glazed window to the rear elevation.

BEDROOM TWO

w: 4.22m x l: 2.84m (w: 13' 10" x l: 9' 4")

A second double bedroom with a lovely dual aspect outlook. There is also a radiator, ceiling light point and double glazed windows to the the front and rear elevations.

BEDROOM THREE

w: 2.87m x l: 2.59m (w: 9' 5" x l: 8' 6")

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

FAMILY BATHROOM

w: 2.57m x l: 2.21m (w: 8' 5" x l: 7' 3")

A vision of modern beauty with a four piece suite comprising a panelled jacuzzi bath, corner shower enclosure with internally plumbed shower, low flush WC with concealed cistern and an inset wash hand basin with chrome mixer tap. There is a ceiling light point, part tiled walls and an obscure double glazed window to the rear elevation.

OUTSIDE

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DETACHED GARAGE

w: 4.88m x l: 2.77m (w: 16' x l: 9' 1")

With rolling electric door, inset power, lighting and a double glazed window to the side elevation.

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. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

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.













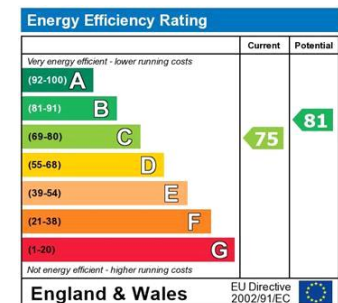












The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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