



**29 Brookdale Road, Sutton-in-Ashfield,  
Nottinghamshire NG17 4LN**

**£150,000**

Tel: 0115 9680268



- Two Double Bedrooms
- Two Reception Rooms
- Modern Kitchen & Bathroom
- Beautifully Presented Throughout
- Fully Renovated Throughout
- Traditional Semi Detached House

A deceptively spacious two double bedroom traditional semi detached house, which has undergone an immaculate full renovation by the current owners who have had this property in the family name for over 50 years but within the last few years taking it all the way back to brick and totally transforming this home into a magnificent and well loved place that is now waiting for the next owners to move straight in and enjoy. Not only have the owners carried out a total rewire, new heating system, re-plaster and all the finer detail finishings they have also added a sleek & stylish kitchen and bathroom alongside everything else in between this is a charming home on a quiet residential street.

The spacious accommodation comprises a spacious yet cosy lounge with access into a second reception room, well utilised and beautifully fitted kitchen full of integrated appliances, there is also a rear lobby and downstairs WC. To the first floor landing there is two double bedrooms and a contemporary fully fitted bathroom.

Externally, the property stands proudly with a neat and tidy low level brick boundary walled frontage and hardstanding area which leads toward the front door and side access with secure gate that opens onto the rear garden. To the rear there is an initial hardstanding patio area with well proportioned lawned area and secure boundaries to all sides making it a perfect place to sit out and relax.

### **LOUNGE**

w: 3.61m x l: 3.51m (w: 11' 10" x l: 11' 6")

A beautiful light and airy bay fronted reception room which sets the tone of this home wonderfully well having a feature fireplace with modern electric flame effect fire. Bespoke built meter storage cupboard, radiator, ceiling light point and an internal door opening into the:

### **DINING ROOM**

w: 3.71m x l: 3.61m (w: 12' 2" x l: 11' 10")

A second generous reception room again featuring a central focal point of a feature fireplace with inset modern electric living flame fire. There is a radiator, ceiling light point, double glazed window to the rear elevation. Internal door opening into the kitchen and stairs rising to the first floor landing.

### **KITCHEN**

w: 3m x l: 2.01m (w: 9' 10" x l: 6' 7")

An extremely well fitted, modern yet timeless range of solid wooden shaker style wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and brushed chrome mixer tap. Integrated oven, four ring electric hob with wall mounted concealed extractor hood over. Integrated washing machine, fridge & freezer making giving this kitchen everything you could possibly need and more. Finally there are ceiling spotlights, double glazed window to the side elevation, step down into the handy rear lobby and access toward the ground floor WC.

### **REAR LOBBY**

w: 1.75m x l: 0.71m (w: 5' 9" x l: 2' 4")

Accessed off open plan off the kitchen itself is this handy rear access lobby with a ceiling light point and a double glazed window to the rear elevation and door opening into the:

### **DOWNSTAIRS WC**

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

With a low flush WC and a wall mounted sink with chrome mixer tap. There is also a ceiling light point and an extractor fan.

### **FIRST FLOOR LANDING**

w: 4.47m x l: 0.66m (w: 14' 8" x l: 2' 2")

With ceiling spotlights.

### **BEDROOM ONE**

w: 3.61m x l: 3.51m (w: 11' 10" x l: 11' 6")

The first of two spacious double bedrooms with a radiator, ceiling light point and a double glazed window to the front elevation.

**BEDROOM TWO**

w: 3.76m x l: 2.74m (w: 12' 4" x l: 9' )

A second substantial double bedrooms with a well fitted internally built wardrobe with internal shelving and hanging rails. There is also a radiator, ceiling light point and a double glazed window to the rear elevation.

**BATHROOM**

w: 3m x l: 2.01m (w: 9' 10" x l: 6' 7")

A stunning and well finished bathroom with a exquisite three piece suite comprising a large shower enclosure with marble effect aqua panelling and internally plumbed chrome shower. There is a large free standing ceramic sink with tasteful shaker style storage unit and a low flush WC. There is also a radiator, ceiling spotlights and an obscure double glazed window to the rear elevation.

**OUTSIDE**

Externally, the property stands proudly with a neat and tidy low level brick boundary walled frontage and hardstanding area which leads toward the front door and side access with secure gate that opens onto the rear garden. To the rear there is an initial hardstanding patio area with well proportioned lawned area and secure boundaries to all sides making it a perfect place to sit out and relax.

**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 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.













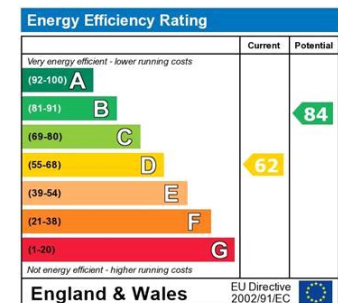
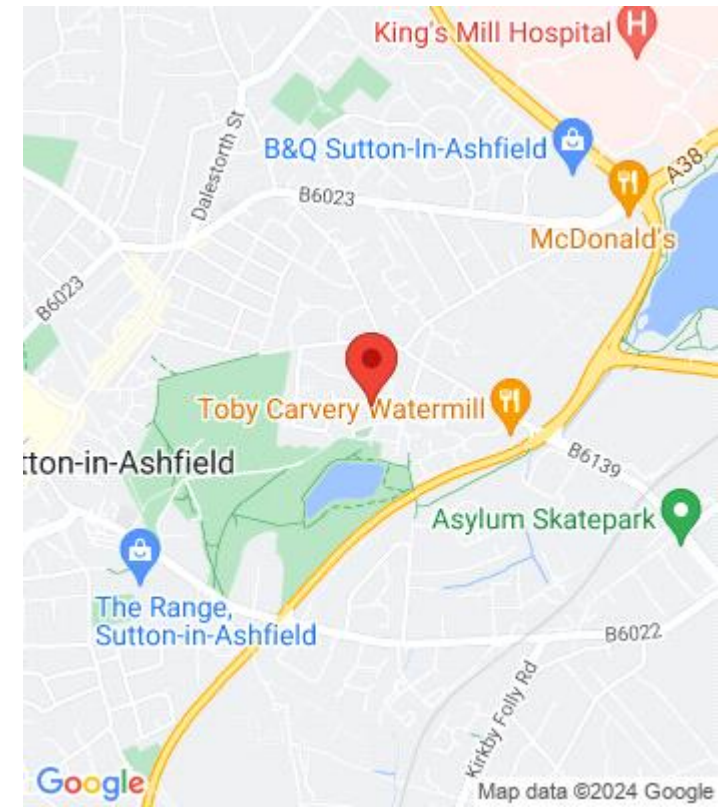












The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only  
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