



**Plot 309, The Hawthorns, Sutton-in-Ashfield,
Nottinghamshire NG17 3AH**

£529,995

Tel: 0115 9680268



- Large Family Home
- Two En Suites & Bathroom
- Available Immediately
- Detached Double Garage
- Five Spacious Bedrooms
- Many Incentives Available

We are delighted to offer this magnificent opportunity to purchase this brand new five-bedroom detached family home for the award winning, prestigious developer David Wilson Homes. This home is one of the largest family homes on the whole development and will be perfect for even the larger families.

Plot 309, also better known as The Henley design has what feels like a hugely spacious layout comprising an inviting entrance hall with downstairs WC, separate bay fronted lounge and a further bay fronted reception room which could easily be utilised as a home office, playroom or formal dining room, a beautiful naturally light open plan living kitchen and a well-placed utility room. To the first-floor landing there are five bedrooms including a large master suite with array of fitted stylish wardrobes with en suite shower room, there is also a further bedroom with en suite and a separate spacious family bathroom.

Externally, Plot 309 has an extremely generous outside space, offering a spacious driveway that runs adjacent to the property leading towards your own detached double 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.

Finally, as an overview on this magnificent 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.

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

A 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.

LIVING ROOM

A large living room with a perfect traditional feel with a large double glazed bay window to the front elevation and double glazed French doors onto the rear elevation, ceiling lighting and two radiators.

SECOND RECEPTION ROOM

A second versatile reception room which could be incredibly flexible and could easily be utilised as a home office, play room or even a formal dining space if you wished it to be. With a radiator, ceiling light point and double glazed windows to the front and side elevations.

OPEN PLAN LIVING KITCHEN

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

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

A spacious master bedroom with full width range of fitted shakerstyle wardrobes 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 windows to multiple elevations.

EN-SUITE

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

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.

EN-SUITE

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.

BEDROOM THREE

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.

BEDROOM FOUR

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

BEDROOM FIVE

A fifth and final bedroom with a radiator, ceiling light point and a double glazed window.

FAMILY BATHROOM

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 309 has an extremely generous outside space, offering a spacious driveway that runs adjacent to the property leading towards your own detached double 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 DOUBLE GARAGE

With twin up and over doors, power and 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.

















Viewing by appointment only
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