



**18 Amber Grove, Sutton-in-Ashfield,  
Nottinghamshire NG17 1NW**

**£270,000**

Tel: 0115 9680268



- Three Generous Bedrooms
- Detached Family Home
- Highly Sought After Location
- Driveway & Detached Garage
- Viewing Highly Recommended
- Modern En Suite & Bathroom
- Open Plan Dining Kitchen
- 17ft Dual Aspect Living Room

A deceptively spacious, modern family home in a highly sought after residential location. This beautifully presented three-bedroom detached house offers a generous amount of family living space including a 17ft dual aspect living room and a equally large modern open plan dining kitchen as well as three generous bedrooms all of which you could easily use as doubles. The current vendors have lovingly maintained and upgraded this property since their purchase from new also putting a of effort in landscaping the rear garden with both Indian sandstone and decked patio sitting areas making this a perfect place to move straight in, unpack and enjoy.

The internal accommodation as mentioned is extremely spacious comprising a welcoming entrance hall, living room, open plan dining kitchen with access into a handy well-placed utility and conservatory with double doors doors that open onto the private, 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 master suite with en suite shower room and a neutral family bathroom.

Externally, the property is in an excellent position closely located to open fields offering plenty of local walks and links to many other trails. The property itself has a substantial driveway providing off road parking for a couple of cars leading onto a detached garage. To the rear of the property there is a well finished low maintenance garden which is perfectly well balanced with decked patio area with inset lighting, there is also an Indian sandstone patio. A well-placed garden bar which will be included within the sale with the additional bonus of off grid solar energy panels.

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.

#### **ENTRANCE HALL**

w: 2.87m x l: 1.93m (w: 9' 5" x l: 6' 4")

With a radiator, ceiling light point and stairs rising to the first floor landing.

#### **DOWNSTAIRS WC**

w: 1.5m x l: 0.84m (w: 4' 11" x l: 2' 9")

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

#### **LIVING ROOM**

w: 5.44m x l: 3.23m (w: 17' 10" x l: 10' 7")

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: 5.44m x l: 2.57m (w: 17' 10" x l: 8' 5")

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 & doors opening into the conservatory.

#### **UTILITY**

w: 1.7m x l: 1.7m (w: 5' 7" x l: 5' 7")

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: 2.82m x l: 2.59m (w: 9' 3" x l: 8' 6")

A further handy and well placed glass roofed conservatory which just gives even more room for all the family to enjoy. The current vendor added this around five years ago. There is also power points and double glazed doors opening onto the rear garden.

## **FIRST FLOOR LANDING**

w: 2.39m x l: 2.03m (w: 7' 10" x l: 6' 8")

A particularly light first floor landing with double door storage cupboard, ceiling light point and a double glazed window to the rear elevation which allows an abundant amount of light to pour into a usually darker space of many homes.

## **MASTER BEDROOM**

w: 4.14m x l: 3.96m (w: 13' 7" x l: 13' )

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

## **EN-SUITE**

w: 2.11m x l: 1.8m (w: 6' 11" x l: 5' 11")

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: 3.3m x l: 2.87m (w: 10' 10" x l: 9' 5")

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

## **BEDROOM THREE**

w: 2.79m x l: 2.26m (w: 9' 2" x l: 7' 5")

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

## **FAMILY BATHROOM**

w: 2.03m x l: 1.75m (w: 6' 8" x l: 5' 9")

A well presented family bathroom with three piece suite comprising a panelled bath with wall mounted internally plumbed shower over, wash hand basin with chrome mixer tap and a low flush WC. There is also a chrome heated towel rail, ceiling light point and an obscure double glazed window to the side elevation.

## **OUTSIDE**

Externally, the property is in an excellent position closely located to open fields offering plenty of local walks and links to many other trails. The property itself has a substantial driveway providing off road parking for a couple of cars leading onto a detached garage. To the rear of the property there is a well finished low maintenance garden which is perfectly well balanced with decked patio area with inset lighting, there is also an Indian sandstone patio. A well-placed garden bar which will be included within the sale with the additional bonus of off grid solar energy panels.

## **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.





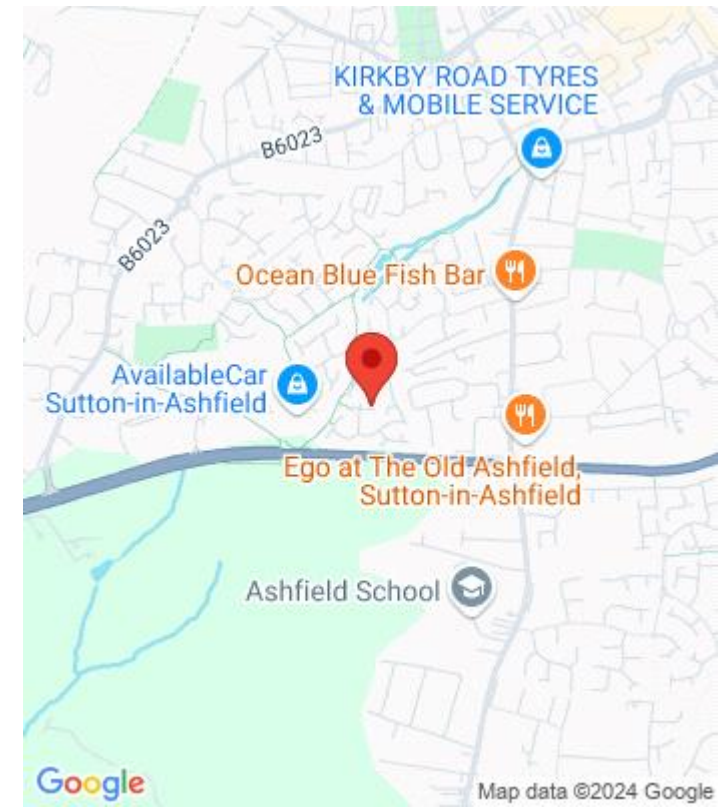












Viewing by appointment only  
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