



**6 Sutton Close, Sutton-in-Ashfield,  
Nottinghamshire NG17 3DP**

**£210,000**

Tel: 0115 9680268



- Spacious Semi Detached
- Quiet Cul-De-Sac
- Extremely Popular Location
- Viewing Highly Recommended
- Immaculately Maintained
- Three Bedrooms
- Large Private Rear Garden
- Generous Drive & Garage

An immaculately maintained three bedroom semi-detached with staggering amount of space both internally and externally coming located on a beautifully quiet residential cul-de-sac within walking distance to Kings Mill Hospital and the ever popular and highly regarded St. Andrews Primary School. The property has been lovingly maintained by the current owners and is perfect for those looking to move straight in and enjoy, however does also offer fabulous scope for alteration due to its impressive layout for those who could wish to create a huge open plan space in the current available space or even further scope for extension due to its impressive sized plot.

The accommodation comprises an entrance hall, 23ft lounge and diner with access into a conservatory and a well utilised kitchen with an excellent amount of storage. To the first-floor landing there are three bedrooms including two generous doubles and a modern and neutral family bathroom.

Externally, as previously mentioned above the property boasts a great position on Sutton Close itself which is a particular quiet residential cul-de-sac hosting a similar range of other privately owned residential properties and stands on a well balanced and spacious plot having a generous frontage with off road parking for a couple of cars and an attached garage. To the rear of the property there is a large private rear garden which offers patio sitting areas, well maintained lawn, garden sheds that will be included within the sale and all coming securely enclosed by fenced boundaries.

#### **ENTRANCE HALL**

w: 4.45m x l: 1.98m (w: 14' 7" x l: 6' 6")

A fitting open, airy and welcoming entrance hall with a radiator, ceiling light point, understairs storage and stairs rising to the first floor landing.

#### **LOUNGE DINER**

w: 7.01m x l: 3.51m (w: 23' x l: 11' 6")

A large 23ft open plan lounge diner with central feature fireplace, radiators, ceiling light points, double glazed window to the front elevation and door opening into the:

#### **CONSERVATORY**

w: 2.79m x l: 2.31m (w: 9' 2" x l: 7' 7")

With a radiator and double glazed patio doors opening into the large private rear garden.

#### **KITCHEN**

w: 4.8m x l: 2.31m (w: 15' 9" x l: 7' 7")

A generously proportioned kitchen full of storage, which also runs directly alongside the dining area offering scope to be knocked into one should you desire a huge open plan entertaining space. There is currently an array of wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and mixer tap. Integrated oven, four ring hob with extractor over, plumbing for a washing machine, space for a free standing fridge freezer. There is also a radiator, ceiling light point and a double glazed window to the rear and a door into the large garage space.

#### **FIRST FLOOR LANDING**

w: 2.51m x l: 2.31m (w: 8' 3" x l: 7' 7")

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

#### **BEDROOM ONE**

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

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

#### **BEDROOM TWO**

w: 3.51m x l: 3m (w: 11' 6" x l: 9' 10")

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

**BEDROOM THREE**

w: 2.11m x l: 2.01m (w: 6' 11" x l: 6' 7")

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

**FAMILY BATHROOM**

w: 2.49m x l: 2.39m (w: 8' 2" x l: 7' 10")

A modern and neutral bathroom with three piece suite comprising a panelled with chrome mixer tap and internally plumbed chrome shower. Wash hand basin with internally fitted high gloss storage and chrome mixer tap and a low flush WC. There is also a ceiling light point, fully tiled walls, storage cupboard and an obscure double glazed window to the rear elevation.

**OUTSIDE**

Externally, as previously mentioned above the property boasts a great position on Sutton Close itself which is a particular quiet residential cul-de-sac hosting a similar range of other privately owned residential properties and stands on a well balanced and spacious plot having a generous frontage with off road parking for a couple of cars and an attached garage. To the rear of the property there is a large private rear garden which offers patio sitting areas, well maintained lawn, garden sheds that will be included within the sale and all coming securely enclosed by fenced boundaries.

**GARAGE**

w: 7.01m x l: 2.21m (w: 23' x l: 7' 3")

With slate grey electric rolling door, power lighting and doors opening to the rear elevation and an internal convenience door into the property.

**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.





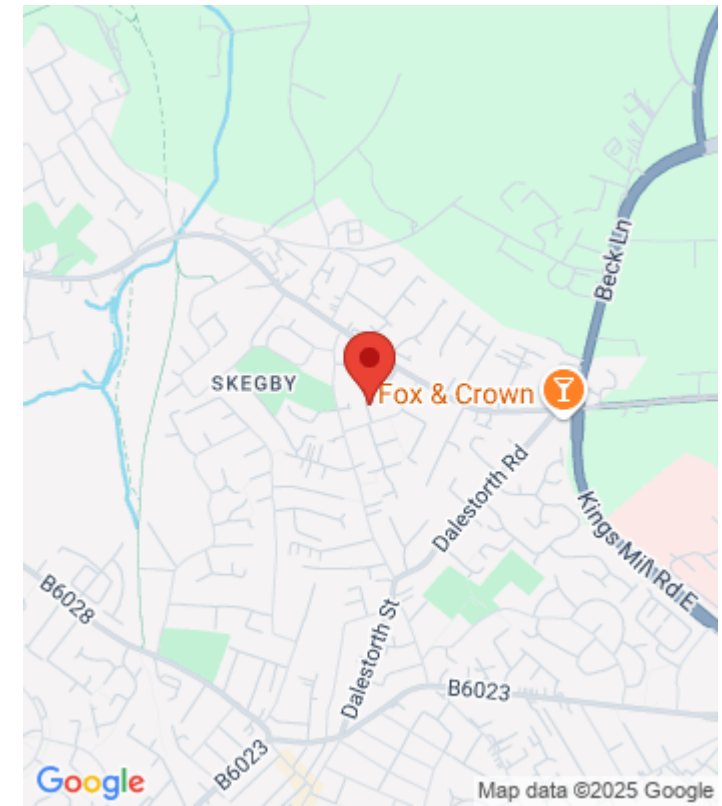












Viewing by appointment only  
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