



**1 Grove Road, Sutton-in-Ashfield,
Nottinghamshire NG17 4LR**

£215,000

Tel: 0115 9680268



- Three Spacious Bedrooms
- Viewing Highly Recommended
- Detached Garage
- Convenient Location
- Detached Family Home
- Modern Kitchen & Bathroom

A modern home with an array of space on offer. The current owner has altered this home to create a magnificent space for anyone in the market for a home with three good sized bedrooms, plenty of entertaining space and a large detached garage all coming in an ultra convenient location close to well regarded local schools, Kings Mill Hospital and plenty of other amenities.

The accommodation comprises an open plan downstairs living space which consists of a generous living room opening into a further reception room currently in use as a dining room. There is a stylish modern kitchen. To the first floor landing there is a recess perfect to be utilised as a study area and three substantial bedrooms, modern bathroom and a further loft hatch opening into a large attic room with power points and lighting.

Externally, as previously mentioned above the property stands on a well placed and generously proportioned plot having a secure boundary wall frontage with access gates opening onto the plot itself having two concealed secure front areas one accessed through the front porch and the other in front of the large detached garage. There is a substantial yet manageable rear garden with new fencing to all boundaries. There is also a patio area and lawn.

LIVING ROOM

w: 4.45m x l: 3.1m (w: 14' 7" x l: 10' 2")

A spacious living room having a wall mounted feature contemporary electric fire. Radiator, ceiling spotlights and open plan access into the dining room and stairs rising to the first floor landing.

DINING ROOM

w: 3.99m x l: 2.9m (w: 13' 1" x l: 9' 6")

A spacious dining area accessed open plan off the living room with feature LED lighting, radiator, double glazed window to the rear elevation and a door opening into the kitchen.

KITCHEN

w: 4.24m x l: 2.36m (w: 13' 11" x l: 7' 9")

A stylish kitchen fitted with a range of shaker style wall cupboards base units and drawers with working surfaces over. Inset sink with drainer and chrome mixer tap. There is an integrated oven, four ring hob with wall mounted extractor hood over. There is also an integrated dishwasher, space for a free standing fridge/freezer, plumbing for a washing machine. There is also a radiator, ceiling spotlights, double glazed window and door opening to the rear elevation.

FIRST FLOOR LANDING

With open plan study area, ceiling light point, loft hatch opening into the fully useable attic room with fitted power points and ceiling light point.

BEDROOM ONE

w: 3.63m x l: 3.15m (w: 11' 11" x l: 10' 4")

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

BEDROOM TWO

w: 3.94m x l: 2.46m (w: 12' 11" x l: 8' 1")

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

BEDROOM THREE

w: 2.9m x l: 1.8m (w: 9' 6" x l: 5' 11")

A third spacious bedroom again suitable for a double bed with a radiator, ceiling light point and double glazed window to the front elevation.

BATHROOM

w: 2.49m x l: 1.8m (w: 8' 2" x l: 5' 11")

A modern bathroom with three piece suite comprising a panelled bath with shower over, wash hand basin with chrome mixer tap and fitted storage beneath and a low flush WC. There is also a chrome heated towel radiator, ceiling spotlights, extractor fan and an obscure double glazed window to the rear elevation.

OUTSIDE

Externally, as previously mentioned above the property stands on a well placed and generously proportioned plot having a secure boundary wall frontage with access gates opening onto the plot itself having two concealed secure front areas one accessed through the front porch and the other in front of the large detached garage. There is a substantial yet manageable rear garden with new fencing to all boundaries. There is also a patio area and lawn.

DETACHED GARAGE

w: 5.59m x l: 3.99m (w: 18' 4" x l: 13' 1")

A large garage/workshop space with double doors, rear door, 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. 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.













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