



**9 Southwood Avenue, Sutton-in-Ashfield,  
Nottinghamshire NG17 2FS**

**£175,000**

Tel: 0115 9680268



- Three Bedrooms
- Modern Bathroom
- Viewing Highly Recommended
- Beautifully Presented Throughout
- Large Drive & Large Rear Garden
- Open Plan Dining Kitchen

We have the pleasure in offering to the market this absolutely stunning extended three-bedroom traditional semi-detached house, which can only be described as a real credit to the current owner who have totally transformed this house into a beautifully presented home full of quality. To briefly touch on the recent improvements made by current owner which include: A sleek and stylish open plan dining kitchen and a fresh contemporary yet timeless bathroom, new boiler within the last few years, flooring, decoration, new composite door fitted late 2024, new entrance hall, alongside so many more you will find out on your highly recommended viewing.

The spacious internal accommodation comprises an inviting entrance hall with access into a bay fronted living room with central feature fireplace. There is an open plan dining kitchen with a perfect blend of a farmhouse feel with a modern edge with an array of shaker style wall cupboards base units and drawers. There is a utility/storage room with plumbing for washing machine and space for a tumble dryer. To the first-floor landing there are three bedrooms including two spacious doubles and a new beautifully finished bathroom & separate toilet that enjoyed a full refurb within the last year.

Externally, the property stands on an extremely generous plot having a private high hedged frontage and double opening gates which flows onto a driveway providing off road parking and a lawned garden. There is also a side access gate opening onto the rear garden. To the rear of the property there is a large rear garden which is majority laid to lawn with high hedged boundaries to all sides helping give it the ultimate level of privacy.

#### **ENTRANCE HALL**

w: 3.15m x l: 1.68m (w: 10' 4" x l: 5' 6")

An inviting entrance hall with a new composite front entrance door fitted late 2024. There is also a radiator, ceiling light point and stairs rising to the first floor landing.

#### **LIVING ROOM**

w: 4.47m x l: 3.84m (w: 14' 8" x l: 12' 7")

A bay fronted reception room offering a cosy yet spacious space to relax and enjoy with a central feature fireplace. Radiator, ceiling light point and a double glazed window to the front elevation.

#### **OPEN PLAN DINING KITCHEN**

w: 5.36m x l: 3.12m (w: 17' 7" x l: 10' 3")

A beautiful yet timeless open plan dining kitchen having an array of shaker style wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and mixer tap. Range cooker with wall mounted extractor hood over. Space for a fridge freezer, two ceiling light points and two double glazed windows to the rear elevation and an access door into the:

#### **UTILITY**

w: 2.74m x l: 1.27m (w: 9' x l: 4' 2")

A handy addition this utility/store room with plumbing for a washing machine, space for a tumble dryer. Wall mounted boiler which was fitted a little over three years ago, ceiling light point and an external double glazed door opening onto the side elevation.

#### **FIRST FLOOR LANDING**

w: 2.92m x l: 2.31m (w: 9' 7" x l: 7' 7")

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

#### **BEDROOM ONE**

w: 3.84m x l: 3.4m (w: 12' 7" x l: 11' 2")

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

#### **BEDROOM TWO**

w: 3.66m x l: 3.18m (w: 12' x l: 10' 5")

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



### **BEDROOM THREE**

w: 2.9m x l: 2.26m (w: 9' 6" x l: 7' 5")

With a radiator, ceiling light point and a double glazed window to the front elevation.

### **BATHROOM**

w: 1.85m x l: 1.65m (w: 6' 1" x l: 5' 5")

A magnificent sleek & stylish bathroom with two piece suite comprising a panelled bath with contemporary matte black internally plumbed shower over and matching mixer tap. Large wash hand basin with a subtle yet striking blue storage unit & a matching matte black heated towel radiator. There is also ceiling lighting, metro tiled walls and an obscure double glazed window to the rear elevation.

### **SEPARATE WC**

w: 1.63m x l: 0.71m (w: 5' 4" x l: 2' 4")

With a low flush WC, ceiling light point, radiator and an obscure double glazed window to the side elevation.

### **OUTSIDE**

Externally, the property stands on an extremely generous plot having a private high hedged frontage and double opening gates which flows onto a driveway providing off road parking and a lawned garden. There is also a side access gate opening onto the rear garden. To the rear of the property there is a large rear garden which is majority laid to lawn with high hedged boundaries to all sides helping give it the ultimate level of privacy.

### **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.



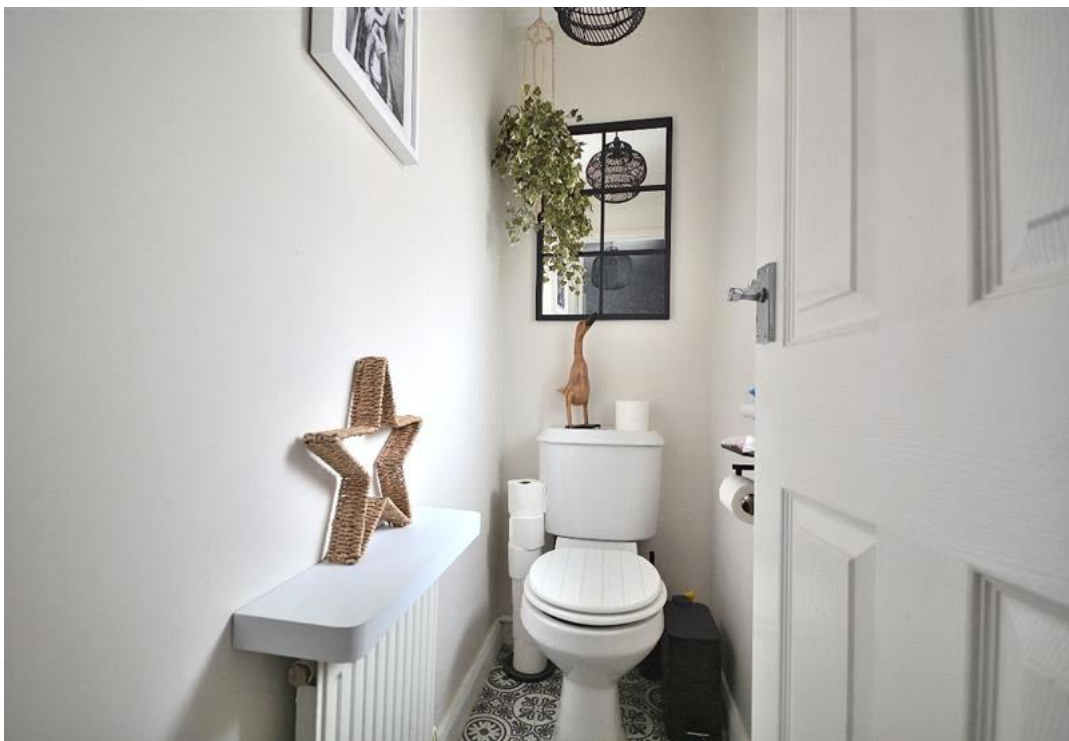














Viewing by appointment only  
JMS Sales & Lettings  
32 High Street, Hucknall, Nottingham, Nottinghamshire NG15 7HD  
Tel: 0115 9680268 Email: [enquiries@jmslettings.co.uk](mailto:enquiries@jmslettings.co.uk) Website: [www.jmslettings.co.uk](http://www.jmslettings.co.uk)

