



**136 Forest Road, Sutton-in-Ashfield,
Nottinghamshire NG17 3BN**

£279,000

Tel: 0115 9680268



- Private Landscaped Garden
- Master With En Suite
- Viewing Highly Recommended
- Four / Five Bedrooms
- Modern & Well Presented
- Spacious Detached House

An incredible deceptively spacious family home suitable for even the larger of families having an array of versatile space available throughout this modern, detached family home with four/five bedrooms with the fifth offering extreme versatility for anyone needing an additional bedroom or downstairs entertaining space. This well loved and well maintained home is a must view for those looking for space, style and real value for money.

The spacious accommodation comprises an entrance hall, downstairs WC, cosy yet spacious lounge, well placed dining room with access into the kitchen, handy rear lobby with access into a utility space and a fifth bedroom. To the first floor landing there are four bedrooms including a master with en suite and a large family bathroom with four piece suite.

Externally, the property is located in an incredibly convenient location within walking distance to the ever popular St. Andrews primary school, Kings Mill Hospital and also an opposing local park alongside well serviced bus routes and local shops. The property itself has a block paved driveway, secure gated access to the generous well worked rear garden with patio sitting area, raised decked sitting area and artificial lawn.

ENTRANCE HALL

w: 5.49m x l: 1.93m (w: 18' x l: 6' 4")

With a radiator, understairs storage cupboard, ceiling lighting, double glazed window to the front elevation and stairs rising to the first floor landing.

DOWNSTAIRS WC

w: 1.73m x l: 0.74m (w: 5' 8" x l: 2' 5")

With a low flush WC and a wash hand basin with mixer tap. There is also a radiator, ceiling light point and an obscure double glazed window to the front elevation.

LOUNGE

w: 3.96m x l: 3.53m (w: 13' x l: 11' 7")

A cosy yet spacious lounge with a radiator, ceiling lighting, double doors opening through into the dining room and a double glazed window to front elevation.

DINING ROOM

w: 3.51m x l: 2.9m (w: 11' 6" x l: 9' 6")

A second well placed reception room between the lounge and the modern kitchen with a radiator, ceiling lighting and patio doors opening into the private rear garden.

KITCHEN

w: 3.51m x l: 2.54m (w: 11' 6" x l: 8' 4")

A modern yet timeless well planned kitchen having a substantial range of wall cupboards, base units and drawers with working surfaces over, inset sink with drainer and chrome mixer tap. Integrated oven, four ring electric hob with wall mounted extractor hood over. Plumbing for a dishwasher, space for a fridge/freezer. There is also ceiling lighting, double glazed window to the rear elevation and door into both the dining room and into rear lobby into a large utility store.

REAR LOBBY

w: 1.27m x l: 1.14m (w: 4' 2" x l: 3' 9")

A handy rear lobby separating the kitchen, utility and a fifth bedroom which could be an additional room to be utilised in anyway any buyer could wish. There is ceiling lighting and a UPVC door opening into the rear garden.

UTILITY

w: 1.32m x l: 1.14m (w: 4' 4" x l: 3' 9")

A well placed utility store with plumbing for a washing machine and space for a tumble dryer.

BEDROOM FIVE

w: 3.48m x l: 2.39m (w: 11' 5" x l: 7' 10")

In use a fifth spacious bedroom being located on the ground floor this well placed room offers a real edge of versatility with a radiator, ceiling lighting and a double glazed window.

FIRST FLOOR LANDING

w: 3.43m x l: 3.15m (w: 11' 3" x l: 10' 4")

With ceiling lighting.

MASTER BEDROOM

w: 3.56m x l: 3.48m (w: 11' 8" x l: 11' 5")

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

EN-SUITE

w: 2.29m x l: 0.86m (w: 7' 6" x l: 2' 10")

A handy en suite shower room with three piece suite comprising a shower enclosure with wall mounted shower, wash hand basin and a low flush WC. There is also an extractor fan, radiator and ceiling lighting.

BEDROOM TWO

w: 5.97m x l: 2.46m (w: 19' 7" x l: 8' 1")

A second large dual aspect, double bedroom with a radiator, ceiling lighting and a double glazed windows to the front & rear elevations.

BEDROOM THREE

w: 3.2m x l: 3.07m (w: 10' 6" x l: 10' 1")

A third double bedroom with a radiator, ceiling lighting and a double glazed window to the rear elevation.

BEDROOM FOUR

w: 2.84m x l: 1.96m (w: 9' 4" x l: 6' 5")

A fourth bedroom with a radiator, ceiling lighting and a double glazed window to the front elevation.

FAMILY BATHROOM

w: 2.57m x l: 2.29m (w: 8' 5" x l: 7' 6")

A large family bathroom with four piece suite comprising a panelled bath with mixer tap, double width shower enclosure with wall mounted shower, wash hand basin with chrome mixer tap and a low flush WC. There is also a radiator, ceiling lighting and an obscure double glazed window to the rear elevation.

OUTSIDE

Externally, the property is located in an incredibly convenient location within walking distance to the ever popular St. Andrews primary school, Kings Mill Hospital and also an opposing local park alongside well serviced bus routes and local shops. The property itself has a block paved driveway, secure gated access to the generous well worked rear garden with patio sitting area, raised decked sitting area and artificial lawn.

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

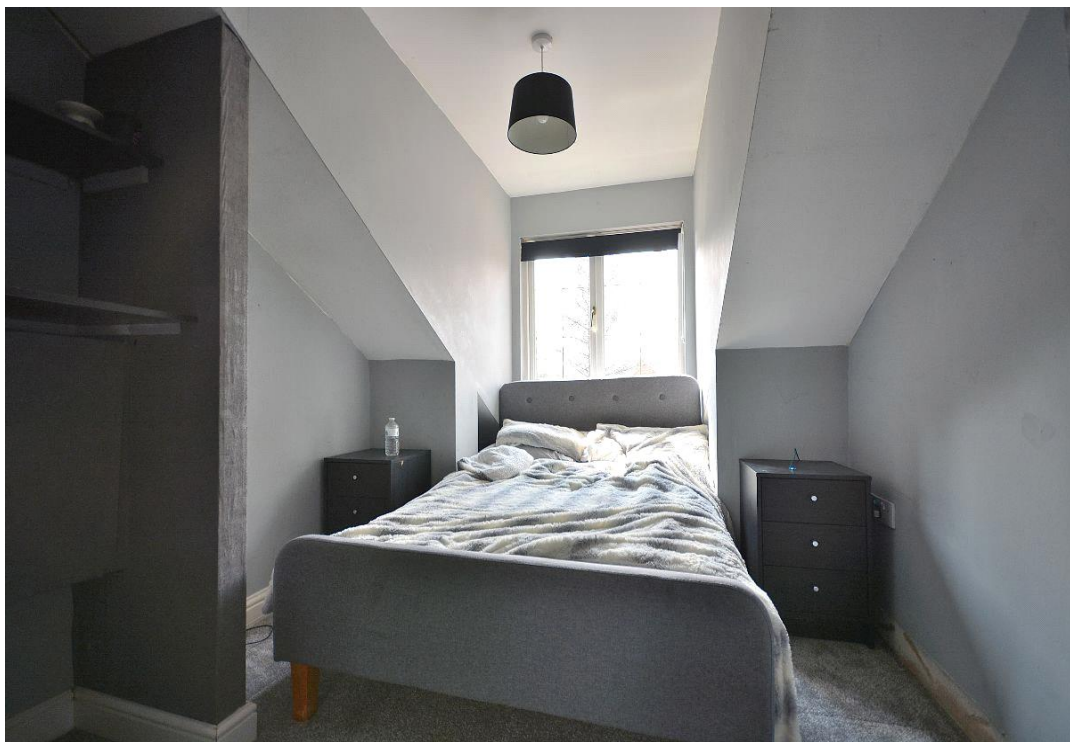
The property is being sold as a freehold. With vacant possession on completion. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

FIXTURES & FITTINGS

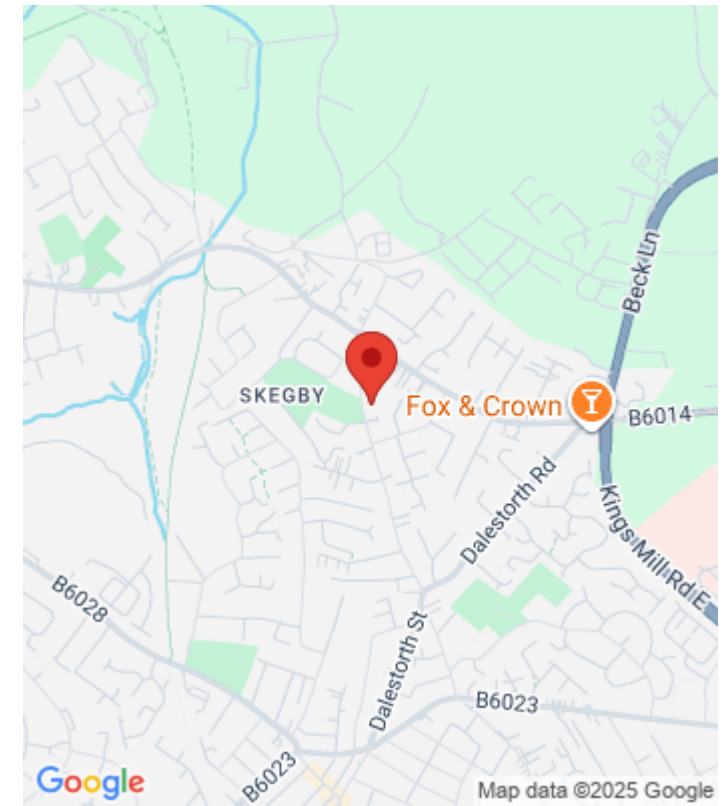
No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.











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