



**20 Rebecca Close, Sutton-in-Ashfield,
Nottinghamshire NG17 1NF**

OIRO £230,000
Tel: 0115 9680268



- Spacious Family Home
- Excellent Position / Viewing Essential
- Master With En Suite
- Three Bedrooms
- Far Reaching Views
- Driveway & Garage

An unexpected addition to the market, this beautifully finished three-bedroom detached house is offered to the market being nearly brand-new making this a home ready to move straight in and enjoy this spacious, neutrally presented family home. The properties positioning is certainly something that sets it apart from its competitors being nestled toward the end the residential development itself enjoying a generous driveway and far-reaching open view to the front elevation.

The generous accommodation spans over two well balanced floors benefiting from a large living room, stylish kitchen diner fitted with a pleasant range of timeless shaker style units and a downstairs WC. To the first-floor landing there are three bedrooms including a master with en suite shower room and a separate family bathroom.

Externally, as mentioned previously this properties positioning is a true highlight being located on arguably one of the best places on the development itself with far reaching views, ample off road parking, integral garage and a private rear garden.

ENTRANCE HALL

w: 1.32m x l: 1.32m (w: 4' 4" x l: 4' 4")

With ceiling lighting, double glazed window to the side elevation and stairs rising to the first floor landing.

LIVING ROOM

w: 4.65m x l: 3.05m (w: 15' 3" x l: 10')

A large living room with LED ceiling smart lighting, double glazed window to the front elevation and internal door opening into the:

KITCHEN DINER

w: 4.11m x l: 2.34m (w: 13' 6" x l: 7' 8")

A beautifully finished kitchen diner with a tasteful 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 concealed extractor hood over. There is plumbing for a washing machine, space for a free standing fridge/freezer, ceiling lighting, double glazed window and French doors opening to the rear elevation and access into the:

DOWNSTAIRS WC

w: 1.68m x l: 0.97m (w: 5' 6" x l: 3' 2")

With two piece suite comprising a wash hand basin and a low flush WC. There is also a radiator, ceiling lighting and an extractor fan.

FIRST FLOOR LANDING

w: 2.31m x l: 1.93m (w: 7' 7" x l: 6' 4")

With ceiling lighting.

MASTER BEDROOM

w: 3.91m x l: 2.77m (w: 12' 10" x l: 9' 1")

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

EN-SUITE

w: 2.77m x l: 1.07m (w: 9' 1" x l: 3' 6")

A modern en suite shower room with a 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 opaque double glazed window to the rear elevation.

BEDROOM TWO

w: 4.11m x l: 3.45m (w: 13' 6" x l: 11' 4")

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

BEDROOM THREE

w: 3.53m x l: 2.06m (w: 11' 7" x l: 6' 9")

With a radiator, ceiling lighting and a double glazed window to the rear elevation.

FAMILY BATHROOM

w: 1.93m x l: 1.85m (w: 6' 4" x l: 6' 1")

A well appointed family bathroom with panelled bath with chrome mixer tap, wash hand basin with chrome mixer tap and a low flush WC. There is also a radiator, ceiling lighting and an opaque double glazed window to the rear elevation.

OUTSIDE

Externally, as mentioned previously this properties positioning is a true highlight being located on arguably one of the best places on the development itself with far reaching views, ample off road parking, integral garage and a private rear garden.

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.

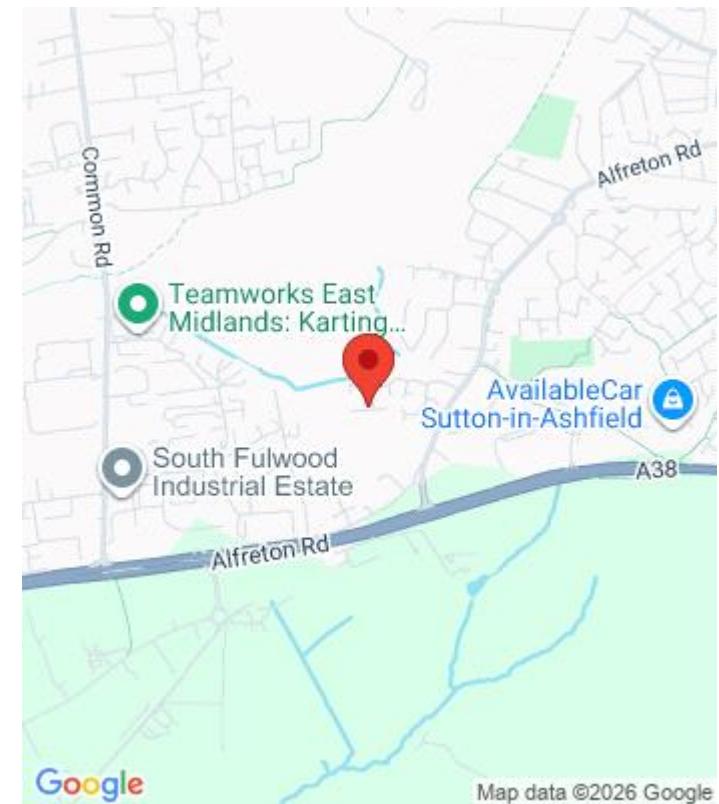
FIXTURES & FITTINGS

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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