

Stoneyford Road, Sutton-in-Ashfield, Nottinghamshire.

£495,000 Freehold

FOR SALE



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PROPERTIES
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PROPERTY DESCRIPTION

A superbly appointed and extended Detached Bungalow which has been modernised and developed by the current owners. The well proportioned and versatile accommodation comprises an Entrance Porch, Hallway, comprehensively fitted kitchen with integrated appliances and a separate Utility area. The Kitchen opens to a full width Dining/Living/Conservatory with twin Bi Fold doors opening to the garden and patio. There is a separate Lounge with Log Burner. Three bedrooms and a modern Family Bathroom.

Outside an extensive 'carriage' style drive provides parking for several vehicles and leads to a Triple Garage. There are well maintained gardens to the front and rear.

A real feature is a Detached Annexe with bedroom, Sitting Room, Lounge and Shower Room. Ideal for a relative, Holiday Let or somewhere to work from home.

Excellent position within easy reach of the M1 and all local amenities.

Viewing is essential to appreciate decor and presentation.

FEATURES

- A Superbly Appointed Detached Bungalow
- Entrance Porch And Hallway
- Lounge With feature Fireplace And Log Burner
- Modern Fitted Kitchen And Utility Room
- Open Plan Living/ Dining/Conservatory To Rear
- Three Bedrooms And Family Bathroom
- Extensive Plot With Well Presented Gardens And Patios
- Parking For Numerous Vehicles And Triple Garage
- Detached Annexe
- Viewing Essential To Appreciate Decor And Presentation



ROOM DESCRIPTIONS

Entrance Porch

Having a modern double glazed composite door with frosted glass inserts and double glazed windows with frosted glass to either side. There is a built-in meter cupboard and a tiled effect floor.

Entrance Hall

Having inset spotlighting, a double built-in cupboard which provides excellent storage space and access is provided to the roof space which has a pull down ladder and light. The attic is part boarded with two velux windows. The hall opens to the kitchen and also provides access to the Bedrooms and Bathroom.

Lounge

196 x 112 (5.95m x 3.42m)

Having a feature Brick fireplace with wooden mantle to the surround, a slate tiled hearth housing a cast-iron log burner. There is a central heating radiator, a UPVC double glazed bay window to the front and a UPVC double glazed window to the side.

Kitchen

169 x 68 (5.12m x 2.04m)

Comprehensively fitted with a range of modern, high gloss, base cupboards, drawers, and eye level units with a complimentary work surface over incorporating a sink/drainage unit with mixer tap over. Integrated appliances include a five ring gas hob with inset extractor fan and tiled recess, double electric ovens, a microwave and warming drawer. There is complimentary tiling to splash back areas, inset spotlighting to the ceiling and the kitchen opens to the rear dining area/conservatory.

Utility Area

Which has plumbing for an automatic washing machine, space for a tumble dryer, space for a fridge/freezer, a storage cupboard and shelving.

Open Plan Living/Dining/Conservatory Area

260 x 89 (7.93m x 2.68m)

Open plan to the kitchen and having a timber breakfast bar, carpeted flooring, two central heating radiators, triple double glazed Skylight windows to the ceiling, inset spotlighting and UPVC double glazed windows to both sides. Having twin UPVC double glazed bi fold doors which provide access to and views of the rear garden and patio.

Bedroom One

11'11 x 11'7 (3.65m x 3.54m)

Having a range of built-in wardrobes which provide excellent hanging and storage space with overhead cupboards. There is a central heating radiator and a UPVC double glazed window to the front.

Bedroom Two

14'1 x 9'9 (4.31m x 2.98m)

With a range of fitted wardrobes with mirrored fronts providing excellent hanging and storage space. There is a central heating radiator and a UPVC double glazed window overlooking the rear garden.

Bedroom Three

8'3 x 7'1 (2.53m x 2.16m)

Having a double built-in wardrobe with overhead cupboards providing storage space, central heating radiator and a UPVC double glazed window to the front

Bathroom

8'3 x 7'1 (2.53m x 2.16m)

Appointed with a three piece modern suite comprising of a 'P' shaped bath with curved shower screen and electric shower over, a vanity wash hand basin with useful cupboards and drawers to the surround and a granite worktop and inset WC. Having a tiled effect floor, a wall mounted chrome heated towel rail and three-quarter tiling to the walls. There is inset spotlighting, an extractor fan and the UPVC double glazed window.

Outside

The bungalow sits nicely back from the road behind a stone wall with railings above and access is provided via double wrought iron gates. The front garden is mainly laid to lawn with a path providing access to the front door and around the bungalow. The borders are well stocked with a variety of shrubs and flowering plants. There is an extensive gravelled 'carriageway' style driveway which provides off-road parking for several vehicles and leads to the triple garage. It also leads to the annex.

The rear garden is mainly laid to lawn with an enclosed surround, patio area, path providing access and a variety of shrubs and flowering plants to the borders.

Triple Garage

448 x 180 (13.63m x 5.49m)

Having Light, power, a personal door to the side, triple up and over doors and outside lighting.

There is a separate wood store attached to the garage.

Annexe

Bedroom Area

201 x 9'10 (6.14m x 3.02m)

With fitted carpets, a double glazed window and double glazed Bi Fold doors leading to the courtyard/drive.

Lounge

9'3 x 8'6 (2.79m x 2.61m)

With a door providing access and a double glazed window.

Sitting Room/ Dressing Room

9'1 x 8'6 (2.79m x 2.61m)

Having a double glazed window to the front.

Shower Room

7'11 x 3'1 (2.44m x 0.95m)

With a three piece suite comprising a vanity wash hand basin, a low flush WC and a separate shower cubicle with glass shower door and electric shower over. There is a double glazed window, extractor fan, tiling to the splash back and inset spotlighting.

Council Tax

We understand that the property currently falls within council tax band D, with Ashfield District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



