



England & Wales	
EU Directive 2002/91/EC	
Minimum energy efficiency - lower CO2 emissions	
100-120	A
81-100	B
62-81	C
43-62	D
23-43	E
5-23	F
1-5	G

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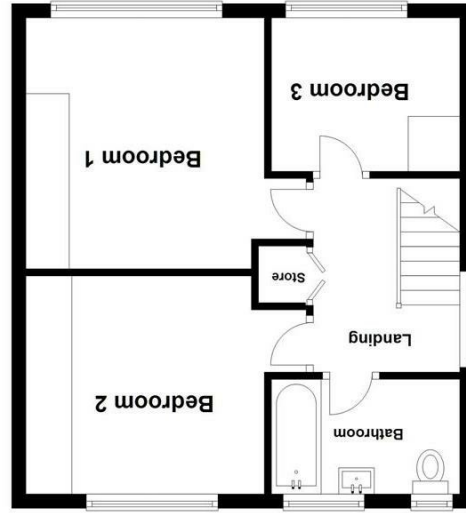
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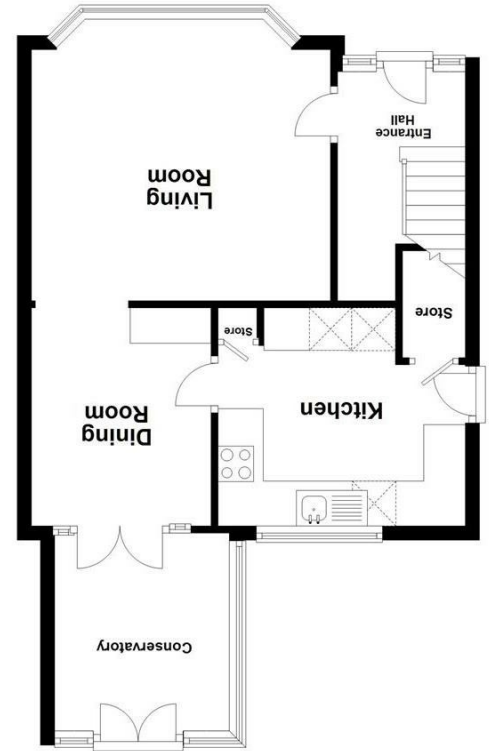
John Sankey
 Estate Agents

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only.
 Plan produced using PlanUp.

Total area: approx. 91.1 sq. metres (980.6 sq. feet)



First Floor
 Approx. 41.0 sq. metres (441.5 sq. feet)



Ground Floor
 Approx. 50.1 sq. metres (539.2 sq. feet)



52 Farndale Road, Sutton-In-Ashfield, Notts, NG17 4DJ
 Guide Price £230,000



Farndale Road

Sutton-In-Ashfield

Guide Price £230,000 - £240,000 We are delighted to be able to market this exceptionally well presented Detached Family Home within close proximity to a wealth of local amenities and fantastic road links. On entering the property we were immediately impressed by the space and decor of the interior which briefly comprises of a welcoming entrance hall, a beautiful lounge with feature multi fuel burner sitting as the central feature and a uPVC double glazed window to the front which floods the room with plenty of natural light. From the lounge there is an open arch to the dining space which in turn leads to a conservatory providing a superb space to relax. The kitchen offers an impressive amount of wall and base units with a window overlooking the rear garden. The first floor has THREE WELL PROPORTIONED BEDROOMS all of which benefit from fitted wardrobes and a generous size three piece bathroom suite. Externally the property is just as well kept with a boundary wall to the front with attractive wrought iron railings atop, a driveway provides off road parking and there are superbly manicured front and rear gardens. Furthermore the property is fully UPVC DOUBLE GLAZED with SECONDARY GLAZING in the living room and all 3 bedrooms and GAS CENTRALLY HEATED with the boiler itself being installed in February 2022 which in our opinion is a huge advantage and offers peace of mind for any buyer.

How to find the property

Take the Sutton Road A38 out of Mansfield continuing past Kings Mill Hospital and straight on towards Sutton In Ashfield. When you reach the traffic lights by the New Cross public house bear right and at the next set of traffic lights turn right into Stoneyford Road, taking the immediate right turn onto Alfred Street. Take the second left onto Deepdale Park and follow the road round onto Farndale Road where the property is located on the right hand side clearly marked by one of our signboards.

Ground Floor

Entrance Hall

Accessed via a composite double glazed door. The welcoming entrance hall is beautifully decorated and has a central heating radiator and power points. Stairs rise to the first floor, there is coving to the ceiling and an internal door to the lounge.

Lounge

13'6" x 11'7"

The lounge provides perfect space to relax benefitting from a uPVC double glazed window to the front aspect which provides the room with plenty of natural light, laminate floor covering which continues through to the dining room, there is a multi fuel burner which sits as the central feature mounted on a tiled hearth, there is coving to the ceiling, central heating radiator, television and power points and an open archway into the dining area

Dining Area

The dining area would comfortably seat at least four to six people, there is a central heating radiator and an open arch with access into the lounge, there is continuation laminate floor covering, coving to the ceiling, uPVC double glazed french doors provide access into the conservatory and a further internal door leads to the kitchen.

Conservatory

9'1" maximum x 7'10"

The conservatory is a beautiful space ideal for relaxation benefitting from uPVC double glazed windows and french doors providing views and accessed out to the well manicured garden, there is laminate floor covering, power points with french doors leading into the dining area.

Kitchen

11'1" x 10'

The kitchen offers a comprehensive range of wall and base units with a roll edge work surface over housing a sink and drainer unit with a mixer tap, a Cooke and Lewis four ring electric hob with fitted extractor above and oven beneath, there are complimentary tiled splashbacks, space and plumbing for a washing machine and two cupboards one of which houses the Worcester gas central heating boiler which was installed in February 2022, there is a uPVC double glazed window to the rear overlooking the garden and a door at the side which provides access out to the driveway and towards the rear garden.

First Floor

Bedroom No. 1

11'7" x 10'8" maximum to alcove

In our opinion this is a very good sized main bedroom with a uPVC double glazed window to the front of the property flooding the room with plenty of natural light, there are fitted wardrobes with sliding doors along one wall, spotlights to the ceiling along with coving, a central heating radiator and power points.



Bedroom No. 2

11'6" max to doorway reducing to 8'11" x 10'1"

The second bedroom is again a double benefitting from fitted wardrobes with sliding mirrored doors along one wall, there are spotlights and coving to the ceiling, a uPVC double glazed window overlooks the well manicured rear garden, central heating radiator and power points.

Bedroom No. 3

8'10" x 7'6"

The third bedroom is a well proportioned room in our opinion having a fitted wardrobe providing storage, a uPVC double glazed window to the front aspect, central heating radiator, coving to the ceiling and power points.

Bathroom

The beautifully presented bathroom comprises briefly of a three piece suite offering a low flush w.c., a vanity style sink unit with mixer tap and storage cupboard beneath, a panelled bath with an electric Triton shower above and fitted glazed shower screen, there are fully tiled walls and floor, a heated towel rail, spotlights to the ceiling and two uPVC double glazed windows to the rear aspect provide natural light.

Outside

Gardens Front

A very attractive front offers plenty of kerb appeal having a brick boundary wall with iron railings atop, this leads to a driveway providing off road parking with a gate leading to the side of the property giving further scope to park another vehicle, there is a lawned frontage with dug out borders and shrubs planted and as before mentioned access to the side via a gate leads round to the rear garden.

Gardens Rear

The rear garden is a beautifully manicured landscaped garden to include an indian sandstone style patio area which is ideal for seating, this leads to a lawn with dug out borders and shrubs planted, to one corner of the garden there is a pond with a covered pergola, an outside power socket and water supply, there is also a raised decked area which you will find a spacious garden shed with power which will also be included within the property sale, there is a wooden constructed wood store and open access to the driveway which in turn leads to the front.

Additional Information

Tenure: Freehold

Council Tax Band: B