

England & Wales	
EU Directive 2002/91/EC	
Min energy demand - lower CO2 emissions	
100-120	G
81-100	F
61-80	E
41-60	D
21-40	C
1-20	B
1-20	A
1-20	A

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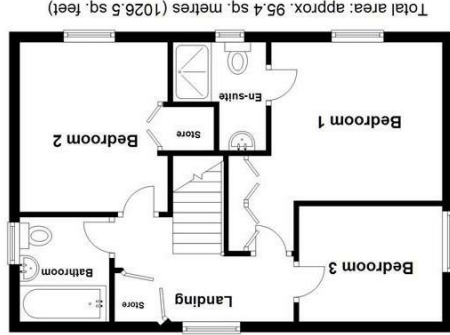


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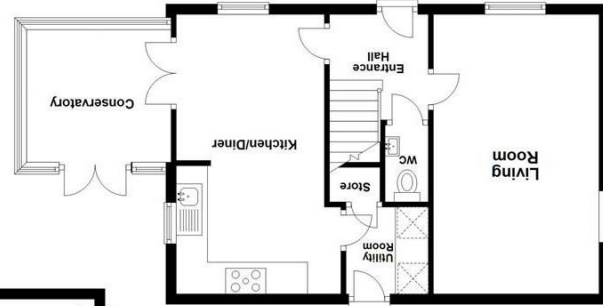


John Sankey
 Estate Agents

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.
 Film produced using PlanIt3D.



First Floor
 Approx. 44.7 sq metres (461.3 sq feet)



Ground Floor
 Approx. 50.6 sq metres (545.2 sq feet)



Garage

Total area: approx. 95.4 sq. metres (1026.5 sq. feet)



John Sankey

18 Amber Grove, Sutton-In-Ashfield, Notts, NG17 1NW
 £270,000

John Sankey
 Estate Agents



Amber Grove

Sutton-In-Ashfield

This detached house boasts a modern appeal with its well-kept interior and contemporary design. The property, built in 2012, offers a perfect blend of comfort and style.

Upon entering, you are greeted by a lovely inviting reception room with dual aspect windows providing plenty of natural light, ideal for entertaining guests or simply relaxing with your loved ones. The house features three spacious bedrooms, all doubles, with the master bedroom benefiting from its own en-suite bathroom for added privacy and convenience.

With two bathrooms in total, including the en-suite, and an additional downstairs WC and utility room, this property is designed to cater to the needs of a modern family. The off-grid solar panels on the garage not only contribute to sustainable living but also help in reducing energy costs.

A driveway & garage take care of your parking needs, making coming home or hosting gatherings a stress-free experience. The property's proximity to the A38 & M1 junction 28 ensures easy access to nearby amenities and destinations, adding to the convenience of its location.

In conclusion, this delightful property in Amber Grove presents a fantastic opportunity for those seeking a comfortable and stylish home in a well-connected area. Don't miss out on the chance to make this house your own and enjoy the benefits of modern living in a beautiful setting.

How To Find The Property

Take the A38 out of Mansfield until reaching the traffic lights by the ego at the old Ashfield. Turn right at the traffic lights into Kirkby Road then at the mini roundabout turn left into Longwood Drive. Continue straight ahead at the next mini roundabout, and then take the first left at the next roundabout onto Brandon Walk. Take the second right into Amethyst Drive and then left onto Amber Grove which you follow round to the right. The property is then located on the right hand side, clearly marked by one of our sign boards.

Ground Floor

Entrance Hall

9'5" maximum x 6'4"

The welcoming entrance hall has stairs rising to the first floor, internal doors lead to the downstairs w.c., lounge and dining kitchen, there is a central heating radiator, telephone and power points.

Living Room

17'10" x 10'7"

The generously proportioned living room provides a perfect retreat for relaxation having dual aspect uPVC double glazed windows which provide plenty of natural light to the room, two central heating radiators, television and power points.

Downstairs W.C.

4'11" x 2'9"

Comprises briefly of a low flush w.c. and sink unit with a mixer tap and tiled splashbacks, additionally there is a central heating radiator and extractor.

Dining Kitchen

17'10" x 8'5"

Provides a lovely space for entertaining guests with the kitchen itself benefiting from modern wall and base units with a roll edge work surface over housing a sink and drainer unit with a mixer tap, there is a five ring gas hob with double oven beneath, fitted extractor and steel splashback, there is space for a stacker fridge freezer, there is tiled flooring and space to dine comfortably for at least four to six people, dual aspect uPVC double glazed windows provide natural light to the room along with french doors leading into the conservatory. Additionally there is a central heating radiator and internal door to the utility.

Utility

5'7" x 5'7"

A very useful room providing space and plumbing for both a washing machine and tumble dryer, there is a matching work surface to the kitchen, the gas central heating Ideal Logic boiler is also located here along with a storage cupboard beneath the stairs and rear door leading out to the driveway and garage. Furthermore there is a central heating radiator and matching tiled flooring to the kitchen.

Conservatory

9'3" x 8'6"

A lovely addition to the property approximately five years ago providing a lovely space to relax with uPVC double glazed windows, doors and glass roof which flood the room with natural light and offer views out to the rear garden. There are power points and french doors leading into the kitchen.

First Floor

Landing Space

7'10" x 6'8"

Benefits from a storage cupboard housing the hot water cylinder, central heating radiator, uPVC double glazed window which provides natural light and loft access. Furthermore there are doors leading to all of the upstairs accommodation.

Bedroom No. 1

13'7" maximum x 13'4" maximum

A double bedroom located to the front aspect with a uPVC double glazed window offering natural light, central heating radiator, fitted wardrobe which are a huge advantage and door to the en suite.

En Suite

6'11" maximum x 5'11" maximum

Offers a low flush w.c., a pedestal sink with mixer tap and mains fed shower cubicle with tiling to the cubicle itself and sliding glazed door, a uPVC double glazed window to the front aspect and a heated towel rail.

Bedroom No. 2

10'10" x 9'5"

Another generous double bedroom benefiting from fitted wardrobes, a uPVC double glazed window to the front aspect and neutrally decorated walls, central heating radiator and power points.

Bedroom No. 3

9'2" x 7'5"

Again a double bedroom with a uPVC double glazed window to the side aspect, central heating radiator and power points.

Bathroom

6'8" x 5'9"

A modern three piece suite benefiting from a low flush w.c., a pedestal sink with mixer tap and panelled with mixer shower attachment. There are half tiled walls, a double heated towel rail and a uPVC double glazed window to the side aspect.

Outside

The property occupies a lovely position on Amber Grove with a path leading to the main entrance door and a gate to the rear garden, there are low maintenance pebbled front and side gardens ideal for potted plants and a double tandem driveway to the rear providing parking comfortably for two vehicles with an electric car charging point. The driveway leads to a garage which is brick built, has power and lighting run from the off grid 3.7 kw solar panels to the roof which is a huge advantage for any buyer.

The rear garden is landscaped with ease of maintenance in mind having pebbled, paved and decked seating areas. The garden in our opinion offers a fantastic degree of privacy and makes an ideal space to entertain as there is also a bar room which will be included within the property sale with power and lighting so if you are keen on entertaining this space lends itself superbly. The bar area again runs off the off grid 3.7 kw solar panels and there are two gates one leads to the front aspect and the other leads out to the driveway and additionally there is also an outside tap.

Additional Information

Tenure: Freehold

Council Tax Band: C

Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.

