



£625,000

66 FACKLEY WAY | STANTON HILL | SUTTON-IN-ASHFIELD | NG17 3HT

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****GUIDE PRICE £625,000 - £650,000****

This impressive three storey, eight-bedroom detached property is situated in the highly desirable area of Stanton Hill. This property is perfect for growing families. This home offers everything you need. Let's take a closer look inside...

Upon entering the property, you are greeted by a bright and airy hallway that leads into the spacious living room, complete with a feature fireplace to add that touch of character. From here you will find the conservatory which offers a bright and airy space, providing an ideal spot to relax or entertain. Next, you will find the fully equipped kitchen/diner, which features a central island and boasts an open-plan design that extends into the dining room. The dining room hosts double doors to the rear, allowing a seamless transition between the indoor-outdoor spaces. Continuing through the property, you'll find another versatile reception room, currently being used as a games room, but offering endless possibilities to be utilised to your needs! Additionally you will find a handy WC and utility room.

The first floor of the property features six of the eight bedrooms, offering ample space and comfort for the whole family. The master bedroom is a standout, complete with its own en-suite and double doors leading to a Juliet balcony. Bedroom two also benefits from an en-suite, providing added convenience and privacy. Bedroom six comes with built-in wardrobes, offering excellent storage space. The main bathroom on this floor offers a luxurious four-piece suite. Moving up to the second floor, you'll find the final two bedrooms, both of which are flooded with natural light from the velux windows. These bright and airy rooms offer a peaceful retreat.

The property boasts a gated driveway and garage at the front. Whilst the rear offers a well-maintained garden featuring a laid lawn, a charming patio seating area, decorative shrubs and mature trees, providing a welcoming and tranquil environment.





Entrance Hall

The entrance hall features elegant wooden flooring that adds warmth and character to the space. It is equipped with a built-in storage cupboard, offering convenient storage for coats, shoes, or other essentials. Surrounding doors provide access to other areas of the home, ensuring smooth flow and connectivity between rooms.

Games room 16'8" x 19'5"

The reception room is currently being used as a games room, offering a versatile space with ample room for various activities. With its adaptable layout, it can easily be transformed to suit your specific needs. With windows to the front elevation.

Kitchen/Dining Room 21'8" x 12'10"

The kitchen/dining room is a spacious and well-designed open-plan area, perfect for both cooking and entertaining. It features a complete range of matching cabinetry and ample worktop space, ensuring plenty of storage. The central island adds luxury, while the inset sink and drainer offers convenience. The kitchen is a truly stunning, bespoke masterpiece, meticulously crafted to meet the unique needs of the current owners. Every detail has been thoughtfully designed, with standout features like a sleek wine cooler and a convenient boiling water tap, elevating both style and functionality to new heights. The room seamlessly flows



into the dining area, which has double doors that lead out to the garden, allowing for easy outdoor access. Additionally, there is convenient access to the utility room, making this space both practical and welcoming. With a window to rear elevation.

Utility 7'6" x 12'10"

The utility room offers additional storage with further cabinetry and generous worktop space. It features an inset sink and drainer for added convenience, as well as plumbing and space for a washing machine. This practical room also provides direct access to the garage. With a window to rear elevation.

Living Room/ Dining Room 13'2" x 29'7"

The living room is a cosy and welcoming retreat. At its heart is a bespoke, top-of-the-range fireplace, meticulously crafted from local stone, perfectly complemented by an impressive 8 KW Burley wood-burning stove that radiates both comfort and character. A door leads effortlessly into the conservatory, enhancing the room's open flow and offering a bright, airy connection to the adjacent space. This room also provides plenty of room to accommodate a dining table and chairs, with windows overlooking the front elevation.



Conservatory 10'11" x 14'2"

The conservatory is a bright and airy space, offering an ideal spot to relax or entertain. It is filled with natural light, from its surrounding windows and doors, creating a serene atmosphere. Double doors open directly to the garden, allowing for easy outdoor access and enhancing the connection between the indoor- outdoor areas.

WC 5'8" x 3'2"

Complete with a low flush WC and hand wash basin.

Landing

Doors provide access into;

Bedroom One 12'10" x 23'7"

With carpeted flooring and double doors to the Juliet balcony. This bedroom further benefits from its own en-suite facility.

En-suite 7'4" x 9'1"

Complete with a four piece suite including a walk in shower, bath, low flush WC and hand wash basin.

Bedroom Two 13'2" x 10'9"

With carpeted flooring and window to front elevation. This room further benefits from its own en-suite facility.

En-suite 9'10" x 2'5"

Complete with a three piece suite including a walk in shower, low flush WC and hand wash basin.

Bedroom Three 8'7" x 13'6"

With carpeted flooring and window to front elevation.

Bedroom Four 11'7" x 12'9"

With carpeted flooring and window to front elevation.



Bedroom Five 8'10" x 10'8"

With carpeted flooring and window to rear elevation.

Bedroom Six 8'0" x 6'6".52'5"

With carpeted flooring and window to rear elevation. This room benefits from built in wardrobes.

Bathroom 7'2" x 7'1"

Complete with a four piece suite including a bath, low flush WC and double hand wash basin.

Landing

Doors provide access into;

Bedroom Seven 9'8" x 12'9"

With laminate flooring and velux windows.

Bedroom Eight 9'8" x 9'6"

With laminate flooring and velux windows.

Outside

The exterior of the property features a driveway with access to a garage at the front, providing ample parking space. At the rear, the garden is laid with lawn, offering a well-maintained outdoor area. A patio seating area is perfect for relaxation and entertaining, surrounded by fencing and decorative shrubbery, creating a private and tranquil setting.

Garage 8'11" x 34'3"

Accessible from the front, side and rear elevation. The garage provides further off-street parking or extra storage space.








Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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