



# HOPKINS & DAINTY

ESTATE AGENTS



## Alfreton Road, Sutton-In-Ashfield, NG17 1JN

**£150,000**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY are pleased to market this beautifully presented and refurbished, two/three bedroom end terrace house. With the added benefit of NO UPWARD CHAIN and a DOUBLE GARAGE. Ideal for those wanting low maintenance grounds with garage parking. The property has been refurbished and provides ready to move into accommodation with fresh décor, a refitted kitchen (with integrated appliances), a stylish bathroom, lighting, carpets and floor coverings. Set in a convenient location just off the A38 providing access into Sutton town centre and the nearby M1 at junction 28.

The accommodation is accessed by a front entrance door, leading into the lounge, there is an inner hallway, rear dining room with French doors opening to the rear of the house and an impressive fitted kitchen with integrated appliances. On the first floor, there is a front double bedroom, additional rear room (ideal for use as a study/dressing room/nursery) and the stylish bathroom which has a three piece suite including an over bath shower. On the top floor, there is a second double bedroom. Externally there is a side/rear driveway providing access to the garage (the neighbours also have access over the driveway) and a gated path leading to the rear of the house.

If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

### Lounge 11'11" x 11'0" (3.65 x 3.36)



Accessed via a double glazed entrance door. With laminate flooring, a radiator, double glazed front window and a small storage cupboard. Feature window onto the stairs and a door leading to:

#### Hall

With stairs rising to the first floor. Laminate flooring, a ceiling spotlight and door to:

### Dining Room 13'0" > 8'5" x 11'10" (3.97 > 2.59 x 3.63)



With laminate flooring, a radiator, ceiling spotlights and double glazed French doors opening to the rear elevation. There is also a useful under stairs storage cupboard. Opening to:

### Kitchen 12'11" x 5'4" (3.94 x 1.65)



Impressive fitted kitchen with a range of base and wall units with a hi-gloss finish. Work surface areas with an inset one and a quarter sink and drainer with a mixer tap. There is a built in electric oven, gas hob and hood; along with an integrated fridge and freezer. Space and plumbing for a washing machine, tiled flooring, a designer radiator, ceiling spotlights, a double glazed rear window and double glazed door opening onto the rear elevation.

### First Floor Landing



With stairs rising to the top floor and doors leading off.

### Bedroom 1 11'11" x 12'4" (3.65 x 3.77)



Spacious front bedroom with a radiator, double glazed window and a built in storage cupboard housing the wall mounted gas boiler.

### Study/Dressing Room 11'10" x 4'4" (3.63 x 1.33)



Versatile additional room which could be used as a home office, dressing room or nursery. With a radiator and double glazed rear window with far reaching views.

### Bathroom



Stylish three piece suite comprising bath with a shower over and fitted screen; vanity wash basin with a cupboard under and WC. Decorative tiled splashbacks and flooring, ceiling spotlights, extractor vent, heated towel rail and a double glazed side window.

### Bedroom 2 10'10" x 9'4" (3.31 x 2.86)



Top floor double bedroom with a radiator, part sloping ceiling, double glazed front and side windows

### Double Garage 18'6" x 14'11" max. (5.65 x 4.55 max.)



To the rear of the property there is a very useful double garage. With electric remote controlled roller doors, light and power connected.

### Shared Driveway/Outside



Access to the garage is via a side driveway. The neighbouring properties also have access over the driveway. There is a gated path and yard leading to the rear of the house.

### Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the

measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

# Floor Plan

## Ground Floor

Approx. 33.1 sq. metres (356.0 sq. feet)



## First Floor

Approx. 27.1 sq. metres (292.0 sq. feet)



## Second Floor

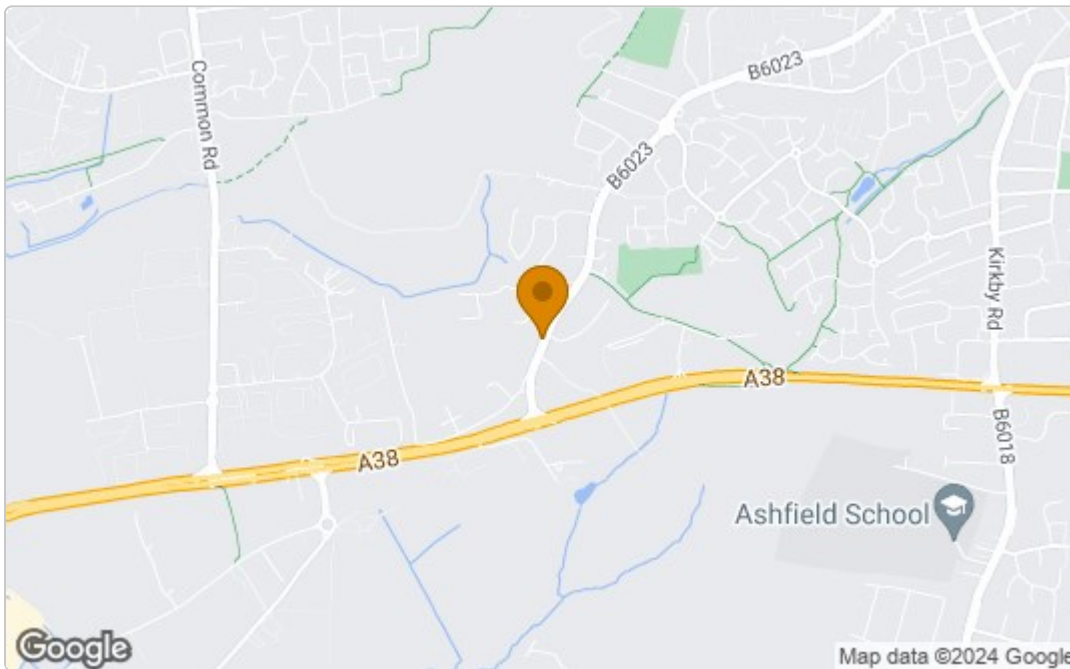
Approx. 10.8 sq. metres (115.9 sq. feet)



Total area: approx. 71.0 sq. metres (763.9 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81 plus) <b>A</b>		
(61-80) <b>B</b>		
(41-60) <b>C</b>		
(21-40) <b>D</b>		
(1-20) <b>E</b>		
(1-20) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

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