

# HoldenCopley

PREPARE TO BE MOVED

Maun View Gardens, Sutton-In-Ashfield, Nottinghamshire NG17 5HL

Guide Price £180,000 - £200,000

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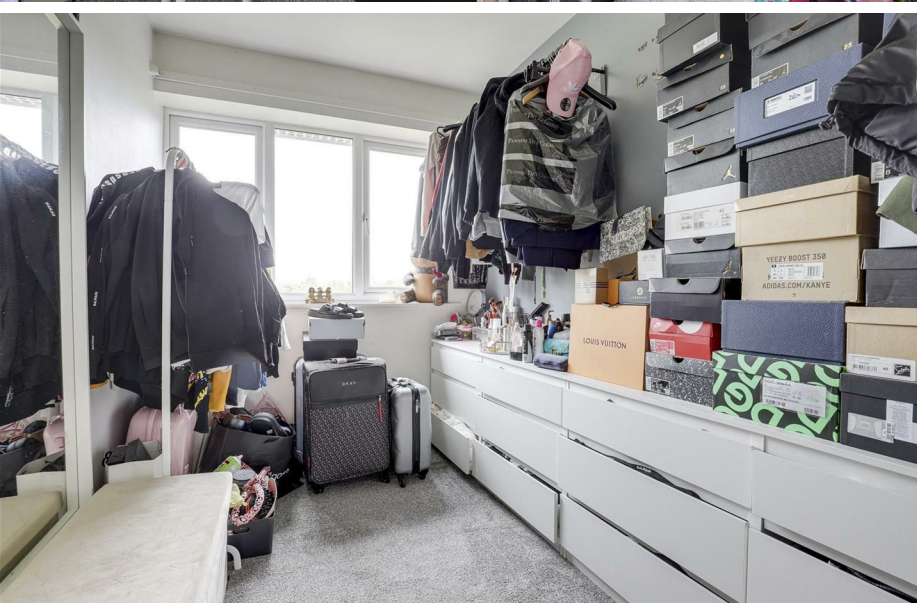
GUIDE PRICE £180\*000-£190\*000

### SPACIOUS TOWNHOUSE...

Nestled within the vibrant community of Sutton-In-Ashfield, this newly built estate boasts a gem of a residence – a charming three-bedroom mid-terraced townhouse. Ideal for both first-time buyers and growing families, this abode exudes comfort and style across its three generous floors. As you step through the front door, an inviting entrance hall welcomes you, leading seamlessly to a convenient W/C and a versatile family room. Tucked away is the integral garage, offering practicality and additional storage space. Ascend to the first floor, where the heart of the home unfolds into a spacious living room adorned with a Juliet-style balcony, flooding the space with natural light and offering views of the serene surroundings. Adjacent lies a modern fitted kitchen diner, designed to inspire culinary creativity. Retreat to the second floor, where the three well-appointed bedrooms await, serviced by a family bathroom suite, while the master bedroom boasts the luxury of an en-suite. Outside, the property is framed by a driveway to the front and a low-maintenance garden to the rear, complete with a charming decking area – the perfect spot for al fresco dining or basking in the sunshine. With its proximity to local amenities, esteemed schools, and excellent transport links, including the nearby Sutton Parkway station, this townhouse epitomises modern living at its finest.

MUST BE VIEWED





- Mid-Terraced Town House
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Ground Floor W/C
- Two Modern Bathroom Suites
- Integral Garage & Driveway
- Low Maintenance Garden
- Quiet Cul-De-Sac
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

The entrance hall has laminate flooring, a radiator, carpeted stairs with a glass-panelled banister, an in-built under stair cupboard, coving to the ceiling, and a single UPVC door providing access into the accommodation.

### W/C

This space has a low level dual flush W/C, a pedestal wash basin, tiled splashback, tiled flooring, a radiator, an extractor fan, and a wall-mounted consumer unit.

### Garage

17'6" x 7'10" (5.34m x 2.41m)

The garage has an electric roller shutter door opening out onto the front driveway.

### Family Room

15'2" x 10'11" (4.63m x 3.34m)

The family room has laminate flooring, a recessed electric feature fireplace, a wall-mounted TV point, a radiator, a UPVC double-glazed window to the rear elevation, and double French doors opening out to the rear garden.

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a radiator, a glass-panelled banister, and provides access to the first floor accommodation.

### Living Room

16'6" max x 15'1" max (5.03m max x 4.61m max)

The 'L' shaped living room has carpeted flooring, two radiators, coving to the ceiling, a wall-mounted TV point, a UPVC double-glazed window to the front elevation, and double French doors opening out to a Juliet-style balcony.

### Kitchen Diner

15'2" max x 11'4" max (4.64m max x 3.47m max)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink and a half with a movable swan neck mixer tap and drainer, an integrated oven with a gas hob and extractor fan, space and plumbing for a washing machine and a separate tumble-dryer, space for a fridge freezer, space for a dining table, tiled flooring, tiled splashback, a radiator, plinth lighting, recessed spotlights, and two UPVC double-glazed windows to the rear elevation.

## SECOND FLOOR

### Landing

The upper landing has carpeted flooring, an in-built cupboard, a radiator, a glass-panelled banister, access to the loft, and provides access to the first floor accommodation.

### Bedroom One

11'6" x 11'1" (3.52m x 3.38m)

The first bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a TV point, coving to the ceiling, and access into the en-suite.

### En-Suite

8'11" x 3'4" (2.74m x 1.02m)

The en-suite has a low level dual flush W/C, a wall-mounted shower enclosure with an overhead rainfall shower, a pedestal wash basin, waterproof splashback, laminate flooring, a radiator, recessed spotlights, and an extractor fan.

### Bedroom Two

12'6" x 8'2" (3.83m x 2.51m)

The second bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

### Bedroom Three

9'4" x 6'2" (2.85m x 1.89m)

The third bedroom has a UPVC double-glazed window to the rear elevation, carpeted flooring, and a radiator.

### Bathroom

8'1" x 4'8" (2.48m x 1.43m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an overhead rainfall shower and a handheld shower head, a shower screen, waterproof splashback and split-face tile walls, tiled flooring, a chrome heated towel rail, recessed spotlights, and an extractor fan.

## OUTSIDE

### Front

To the front of the property is a driveway with access into the garage.

### Rear

To the rear of the property is a private enclosed low maintenance garden with a decked seating area, an artificial lawn, raised planters, a gravelled area, courtesy lighting, and fence panelling.

## ADDITIONAL INFORMATION

Broadband – Openreach

Broadband Speed - Superfast - 60 Mbps (Highest available download speed) 18 Mbps (Highest available upload speed)

Phone Signal – Some 3G / 4G / 5G available

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – TBC

Sewage – Mains Supply

Flood Risk – Low risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – TBC

Other Material Issues – TBC

## DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

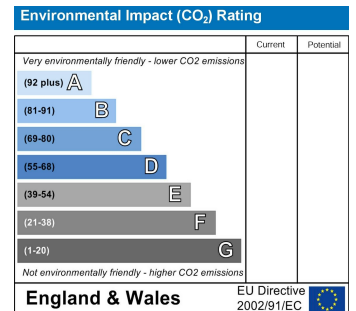
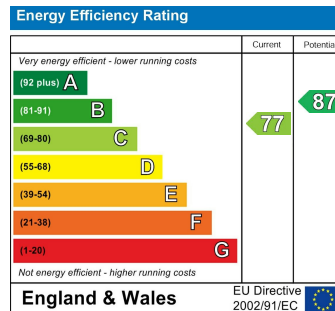
Property Tenure is Freehold

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
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