

# HoldenCopley

PREPARE TO BE MOVED

Yew Tree Drive, Sutton-In-Ashfield, Nottinghamshire NG17 2RW

Offers Over £495,000 - £600,000

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GUIDE PRICE £525,000 - £550,000

### IMPRESSIVE FAMILY HOME WITH NO UPWARD CHAIN...

This impressive five-bedroom new-build detached house offers spacious and modern family living in a peaceful cul-de-sac location in Huthwaite. The popular village has easy access to local amenities, scenic countryside, and excellent transport links to Sutton-in-Ashfield and nearby towns. On the ground floor, a welcoming entrance hall leads to a modern kitchen diner, fully equipped with integrated appliances. Adjacent is a spacious reception room with a bifold door that open onto the rear garden, seamlessly connecting indoor and outdoor spaces. This level also features three double bedrooms, a stylish bathroom, and a separate W/C for added convenience. The upper level boasts two additional double bedrooms, each with ample storage space and a stylish en-suite bathroom, offering a private retreat. Outside, the front of the property includes a driveway with ample off-road parking and access to a double garage, complete with an EV charging point. The south-facing rear garden provides a perfect outdoor space with a patio seating area, a decked seating area, and a lawn. Additionally, the property features solar panels, enhancing energy efficiency and sustainability.

MUST BE VIEWED!





- New Build Detached House
- Five Double Bedrooms
- Spacious Reception Room
- Modern Kitchen Diner
- Ground Floor Bathroom & W/C
- Two Stylish En-Suite Bathrooms
- Double Garage & Driveway
- Solar Panels
- No Upward Chain
- Popular Location











GROUND FLOOR

Entrance Hall

19'6" x 13'10" (max) (5.95m x 4.24m (max))  
The entrance hall has tiled flooring, carpeted stairs, a wall-mounted electric room heater, recessed spotlights, an in-built storage cupboard and a single composite door providing access into the accommodation.

Kitchen Diner

20'7" x 12'2" (6.29m x 3.72m )  
The kitchen diner has a range fitted base and wall units with a feature breakfast bar island, worktops, a composite sink and a half with a drainer and swan neck mixer tap, an integrated hob, two ovens, dishwasher, washing machine / condensing tumble dryer, a ceiling-mounted kitchen extractor hood, recessed spotlights, partially tiled walls, laminate wood-effect flooring, two wall-mounted electric room heaters and three UPVC double-glazed windows to the side and rear elevations.

Living Room

16'1" x 11'5" (4.91m x 3.48m )  
The living room has carpeted flooring, a wall-mounted electric room heater and bifold doors open out to the rear garden.

W/C

7'9" x 3'11" (2.38m x 1.21m )  
This space has a low level dual flush W/C, a vanity storage unit with a wash basin, partially tiled walls, a heated towel rail, tiled flooring, recessed spotlights, an extractor fan and a UPVC double-glazed window to the front elevation.

Bedroom Three

11'10" x 10'2" (max) (3.63m x 3.11m (max))  
The third bedroom has carpeted flooring, a wall-mounted electric room heater, an in-built storage cupboard and a UPVC double-glazed window to the rear elevation.

Bedroom Four

11'10" x 9'8" (max) (3.62m x 2.96m (max))  
The fourth bedroom has carpeted flooring, a wall-mounted electric room heater and a UPVC double-glazed window to the front elevation.

Bedroom Five

11'4" x 8'5" (3.47m x 2.58m )  
The fifth bedroom has carpeted flooring, a wall-mounted electric room heater, an in-built storage cupboard that houses the water cylinder and a UPVC double-glazed window to the rear elevation.

Bathroom

8'3" x 5'10" (2.52m x 1.78m )  
The bathroom has a low level dual flush W/C, a vanity storage unit with a wash basin, a panelled bath with an overhead rainfall shower and a handheld shower head, a heated towel rail, partially tiled walls, recessed spotlights, an extractor fan, tiled flooring and a UPVC double-glazed obscure window to the side elevation.

FIRST FLOOR

Landing

14'6" x 5'11" (4.42m x 1.81m )  
The landing has carpeted flooring, a wall-mounted electric room heater, recessed spotlights, an in-built storage cupboard and access to the first accommodation.

Master Bedroom

24'0" x 18'8" (max) (7.33m x 5.71m (max))  
The main bedroom has carpeted flooring, two wall-mounted electric room heaters, two in-built storage cupboards, access to the walk-in closet and en-suite and two UPVC double-glazed windows to the front and rear elevations.

Walk-in Closet

10'8" x 8'11" (max) (3.26m x 2.73m (max))  
The walk-in closet has carpeted flooring, recessed spotlights and a wall-mounted electric room heater.

En-Suite

7'8" x 5'10" (max) (2.34m x 1.80m (max))  
The en-suite has a low level dual flush W/C, a walk-in shower with an overhead rainfall shower and a handheld shower head, a heated towel rail, partially tiled walls, an extractor fan, recessed spotlights, tiled flooring and a UPVC double-glazed obscure window to the side elevation.

Bedroom Two

17'4" x 11'11" (max) (5.30m x 3.65m (max))  
The second bedroom has carpeted flooring, two wall-mounted electric room heaters, three in-built storage cupboards, access to the en-suite and two UPVC double-glazed windows to the front and side elevation.

En-Suite

6'8" x 4'7" (2.05m x 1.41m )  
The en-suite has a low level dual flush W/C, a shower enclosure with an overhead rainfall shower and a handheld shower head, a heated towel rail, partially tiled walls, an extractor fan, tiled flooring and a UPVC double-glazed obscure window to the side elevation.

OUTSIDE

Front

To the front of the property is a gravel driveway providing off-road parking for multiple cars, access to the garage, access to the rear garden, hedge borders and fence panelling boundaries.

Double Garage

17'8" x 17'5" (5.40m x 5.31m )  
The garage has a power supply, courtesy lighting, an EV charging point, a UPVC double-glazed window, a single UPVC door and an electric roller door.

Rear

To the rear of the property is south facing garden with a paved patio area, a decked seating area, a lawn, outdoor power supply and fence panelling boundaries.

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band E  
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

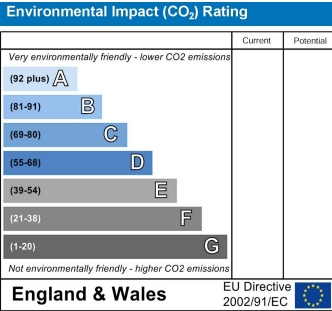
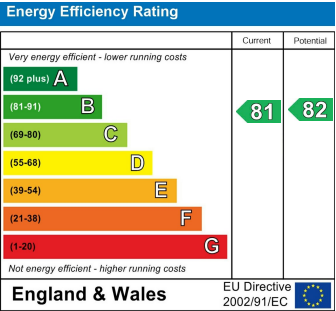
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

ADDITIONAL INFORMATION

Electricity – Mains Supply  
Water – Mains Supply  
Heating – Gas Central Heating – Connected to Mains Supply  
Septic Tank – No  
Broadband – Openreach, Netomnia  
Broadband Speed - Ultrafast Broadband available with the highest download speed at 9000Mbps & Highest upload speed at 9000Mbps  
Phone Signal – Good coverage of Voice, 4G -Some coverage of 5G  
Sewage – Mains Supply  
Flood Risk -The government website states this is a medium risk flood area  
Flood Defenses – No  
Non-Standard Construction – No  
Any Legal Restrictions – No  
Other Material Issues – No



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## FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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