

1 Abington Avenue
Sutton-In-Ashfield, Nottinghamshire NG17 4NH
Offers Over £310,000

- BEAUTIFULLY PRESENTED AND EXTENDED FOUR BEDROOM DETACHED HOUSE SITUATED IN A QUIET AND POPULAR CUL-DE-SAC LOCATION
- ENTRANCE HALLWAY, LOUNGE, SUN ROOM AND GROUND FLOOR WC
- TO THE FIRST FLOOR BEDROOM ONE HAS EN SUITE BATHROOM
- OUTSIDE, THE PROPERTY IS SET BEHIND WROUGHT IRON FENCING AND GATES
- THIS IS AN IDEAL FAMILY HOME FEATURING DOUBLE GLAZING AND MULTI-FUEL BURNER PROVIDING CENTRAL HEATING AND HOT WATER
- VERSATILE KITCHEN/DINING ROOM/SNUG, RUNNING FROM FRONT TO THE REAR OF THE PROPERTY, HAVING FRENCH DOORS LEADING TO THE REAR GARDEN
- THREE FURTHER BEDROOMS AND FAMILY BATHROOM
- THE FEATURE REAR GARDEN HAS FRUIT TREES, GARDEN SHED, SEATING AREA AND SUMMER HOUSE

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

From Mansfield, proceed along A38 towards Sutton in Ashfield. Proceed across the junction of the A38/Kings Mill Road East taking the B6023 Mansfield Road taking the right-hand turn to Stoneyford Road. Turn right onto Quarrydale Road turning left onto Dales Avenue, turning left onto Abington Avenue where the property is on the left-hand side of the road.

ACCOMMODATION COMPRISES

A wooden porch provides cover to a part glazed UPVC entrance door which gives access to:

HALLWAY

6'11" x 4'5" (2.13m x 1.35m)

Granite floor tiles, UPVC double glazed window to front, louvered doors to cupboard, radiator and through to:

LOUNGE

19'1" x 12'11" (5.83m x 3.96m)

Engineered wooden floor, UPVC double glazed window to front elevation, tiled hearth and fire surround with coal effect electric fire, stairs with decorative handrail off to first floor, through to:



SUN ROOM

9'3" x 6'9" (2.84m x 2.07m)

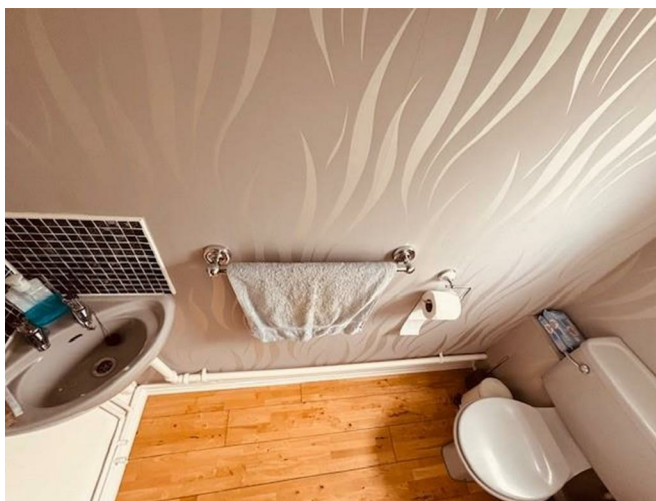
Wooden floor, UPVC double glazed door and window to rear garden and through to:



WC

6'9" x 3'2" (2.07m x 0.99m)

The wooden floor from the sunroom continues through to the W/C, radiator, opaque UPVC double glazed window to rear aspect, wall mounted sink.



KITCHEN/DINING ROOM/SNUG

34'2" x 8'0" (10.43m x 2.45m)

Running from front to rear of the property this versatile space has a UPVC double glazed window

to the front elevation,. Black worktops, gloss white wall and base units, one and a half bowl sink with mixer tap, plumbing for washing machine and slim line dishwasher, built-in electric oven, and ceramic hob and stainless steel extractor above, mosaic tiled splashbacks, granite floor tiles, multi-fuel burner providing hot water and central heating, opaque part glazed UPVC door to side and UPVC double glazed French doors rear garden.



FIRST FLOOR

LANDING

Laminate flooring, with access to part boarded loft.

BEDROOM ONE

16'1" narrowing to 11'0" x 12'9" narrowing to 8'0"
(4.91m narrowing to 3.36m x 3.90m narrowing to 2.45)

Fitted carpet, radiator and UPVC double glazed French doors with Juliet balcony



EN SUITE BATHROOM

7'11" x 7'4" (2.42m x 2.24m)

Having a white three-piece suite comprising bath with shower attachments to taps, W/C, sink in high gloss white unit, corner shower, radiator, opaque UPVC double glazed window to side aspect, laminate flooring and walls, extractor fan.



BEDROOM TWO

9'11" x 8'1" (3.03m x 2.47m)

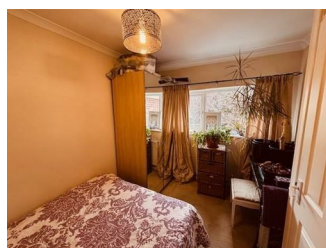
With carpet, fitted wardrobes and shelving, radiator.



BEDROOM THREE

11'5" x 8'4" narrowing to 7'0" (3.50m x 2.55m narrowing to 2.15m)

Fitted carpet, radiator, and UPVC double glazed window to front elevation.



BEDROOM FOUR

11'5" x 7'0" (3.48m x 2.14m)

Radiator, fitted carpet, UPVC double glazed door with side windows giving access onto the garage roof, fitted wardrobes in high gloss white with shelving. NB, the cat play area currently accessed from this room will be removed before completion takes place and is not included in the sale of the property.



TANDEM GARAGE

23'5" x 7'6" (7.15m x 2.29m)

Up and over door to the front with partitioning and door halfway down, opaque part glazed UPVC door to rear, light and power.

To the enclosed rear garden there is a path giving access to the front, a pond, lawn, 2 apple trees, a pear tree and a plum tree, a shed (with electricity), decking area, paved seating area and a summer house (with electricity) measuring approximately 2.4m x 2.4m (not measured).

The property is in council tax band C (Ashfield District Council).

BATHROOM

12'9" x 5'11" narrowing to 3'1" (3.91m x 1.82m narrowing to 0.96m)

Having a white 3-piece suite comprising bath with shower attachment to taps, W/C, sink set in a high gloss white unit, laminate flooring, radiator, shower within a cubicle, opaque UPVC double glazed window to rear aspect, tiled walls and extractor fan.



FINANCIAL ADVICE

we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

MONEY LAUNDERING

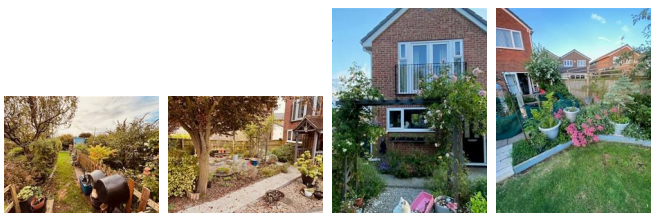
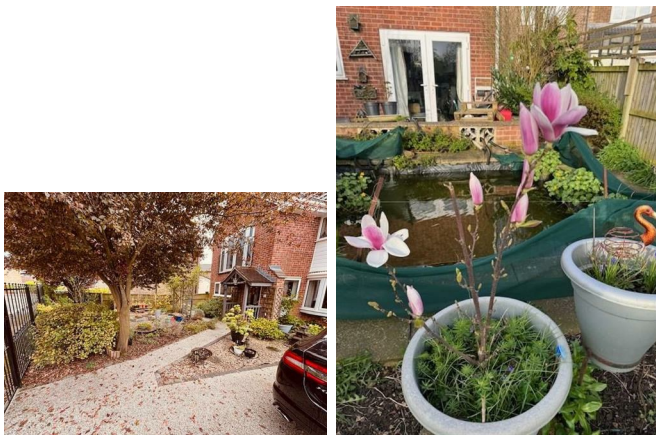
under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

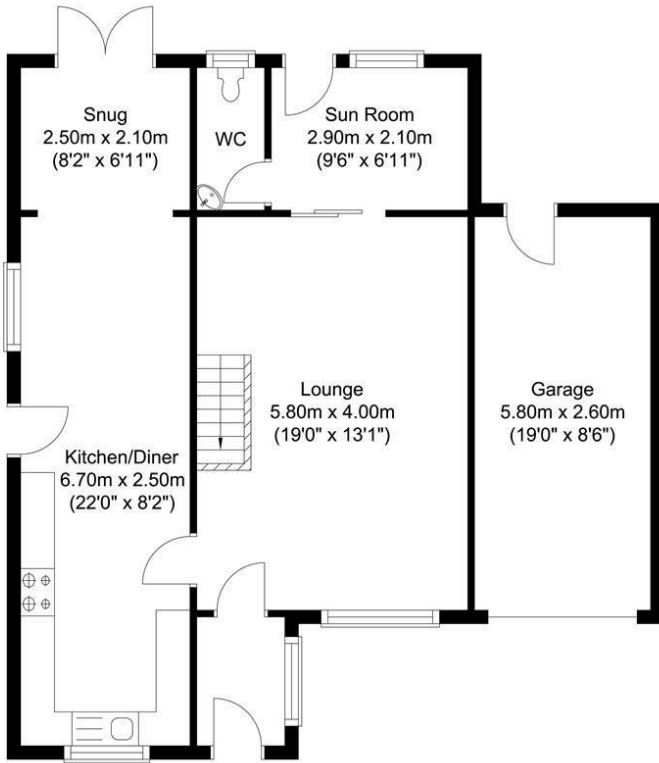
OUTSIDE

Set behind wrought iron fencing and gates, the property is accessed via a resin path and driveway with pebbled feature area, 2 cherry trees and access to:

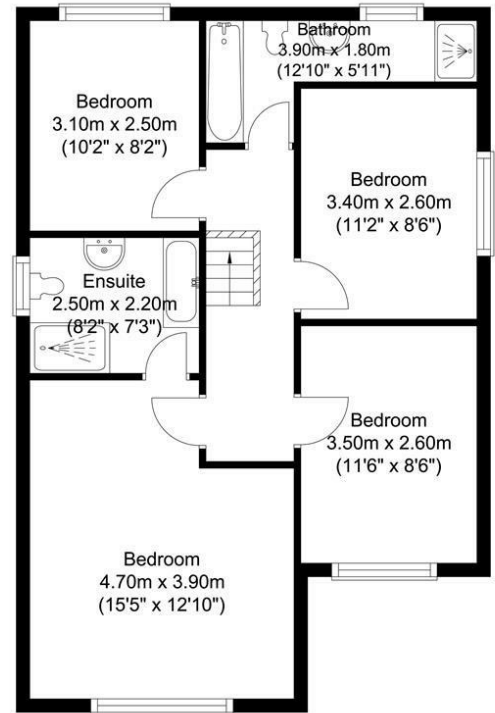
AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5719/04.10.2024





GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	84
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

