



**6 Sunnycroft**  
**Sutton-In-Ashfield, Nottinghamshire NG17 1LA**  
**£230,000**

- VIEWING IS RECCOMENDED OF THIS THREE BEDROOM DETACHED HOUSE, LOCATED ON THE ASHFIELDS ESTATE
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- SPACIOUS LOUNGE WITH CONTEMPORARY FIREPLACE
- MASTER BEDROOM WITH FITTED DOUBLE WARDROBE & EN SUITE SHOWER ROOM
- OPEN PLAN FRONTAGE, DRIVEWAY LEADING TO GARAGE.
- APPOINTED TO A HIGH STANDARD THROUGHOUT
- HALL & GROUND FLOOR WC
- EXCELLENT, RE-FITTED BREAKFAST KITCHEN, INCLUDING BUILT IN OVEN & HOB
- TWO FURTHER BEDROOMS & BATHROOM
- PRIVATE REAR GARDEN WITH DECKING & LAWN

## VIEWING

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@davidblount.co.uk](mailto:sales@davidblount.co.uk)

## DIRECTIONS

from Mansfield proceed onto the A38, as signposted towards the M1 motorway. At the Snipe public house, turn right on to Alferton Road. At the traffic island, take the third exit, which is Woodlands Way. Turn left on to Primrose Way and Sunnycroft is at the bottom of here on the right hand side. The property is also then on the right.

## ACCOMODATION COMPRISES

### HALL

with composite, half glazed entrance door, radiator and stairs leading to the first floor accommodation.

### GROUND FLOOR WC

wc, wash hand basin, radiator and upvc obscure glazed window.

### LOUNGE

**16'6" x 13'6" (5.03m x 4.13m)**

upvc bay window to the front, ceiling coving and two radiators. The focal point of the room being the Living Flame electric fire with marble style hearth and insert set in contemporary surround.



### BREAKFAST KITCHEN

**16'4" x 9'0" (5.00m x 2.75m)**

finished to a high quality and including a range of high gloss base and eye level units, laminate work surfaces and stainless steel sink unit and single drainer. Integrated electric oven, gas hob and extractor. Upvc patio doors leading to the rear garden, upvc rear window, tiled flooring and radiator. Under stair cupboard.



## FIRST FLOOR

### LANDING

access to the available loft space, built in storage and cupboard housing the Worcester combination boiler.

### BEDROOM ONE

**11'5" to wardrobe x 9'4" (3.50m to wardrobe x 2.86m)**

upvc front aspect, radiator and built in double wardrobe.



### EN SUITE

fully tiled and including shower cubicle, wash hand basin and wc. Radiator and upvc obscure glazed window. Extractor fan and shaver point.



### BEDROOM TWO

**10'4" x 9'2" (3.15m x 2.80m)**

fitted wardrobe, radiator and upvc rear aspect.





### BEDROOM THREE

7'8" x 6'9" (2.36m x 2.08m)

upvc window to the front elevation. Radiator.



### BATHROOM

white three piece suite comprising panelled bath, wash hand basin and wc. Mains shower over the bath, full tiling to three walls, upvc aspect, radiator, extractor fan and shaver point.



### OUTSIDE

the property is positioned in a cul de sac location. There is an open plan garden to the front with DRIVEWAY to the side, leading to a DETACHED BRICK BUILT GARAGE.

The rear garden is made up of different constituent parts. There is an area of decking (approximately 6m x 4m / 20' x 13'). A paved and gravelled area (approximately 6m x 3m / 20ft x 10') and a lawned area. The garden is not directly overlooked, adding to the privacy.



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

### 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.

### 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. MA5300/12.10.2024

### PLEASE NOTE

THESE PHOTOGRAPHS WERE TAKEN IN 2021

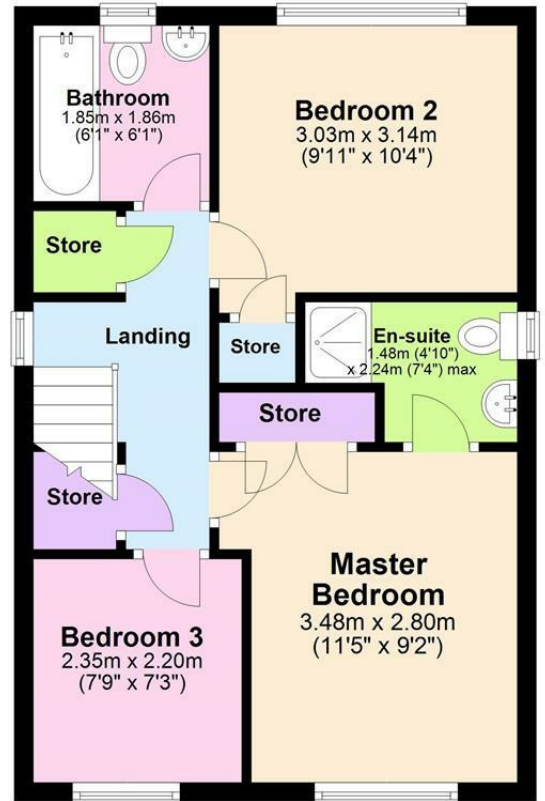
## Ground Floor

Approx. 41.0 sq. metres (441.5 sq. feet)



## First Floor

Approx. 40.7 sq. metres (437.8 sq. feet)



Total area: approx. 81.7 sq. metres (879.2 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission or mis-statement.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>86</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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