



1 Hamilton Road
Sutton-In-Ashfield, Nottinghamshire NG17 5LD
£300,000

- AN INDIVIDUAL, THREE BEDROOMED DETACHED PROPERTY ON A CORNER PLOT, OFFERED FOR SALE WITH VACANT POSSESSION
- ENTRANCE HALL, BUILT IN CUPBOARD AND GROUND FLOOR CLOAKS (WC AND WASH BASIN)
- SPACIOUS LOUNGE/DINING ROOM WITH FRENCH DOORS LEADING TO THE REAR GARDEN
- TWO FURTHER BEDROOMS AND CONTEMPORARY BATHROOM WITH THREE-PIECE SUITE.
- AT THE REAR, THERE IS AN ENCLOSED GARDEN WITH LARGE PATIO AND GRASSED AREA
- HIGH QUALITY FINISH THROUGHOUT, COMBINATION BOILER AND UPVC DOUBLE GLAZED
- FITTED KITCHEN, HIGH GLOSS UNITS, GRANITE WORK TOPS AND BUILT IN APPLIANCES
- MAIN BEDROOM WITH EN SUITE SHOWER ROOM AND BI-FOLD LADDERS TO THE LOFT SPACE
- THERE ARE ELECTRIC GATES, PROVIDING ACCESS TO A BLOCK PAVED FRONTAGE.
- WELL LOCATED FOR TRANSPORT LINKS, INCLUDING THE M1 MOTORWAY AND A38

VIEWING:

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

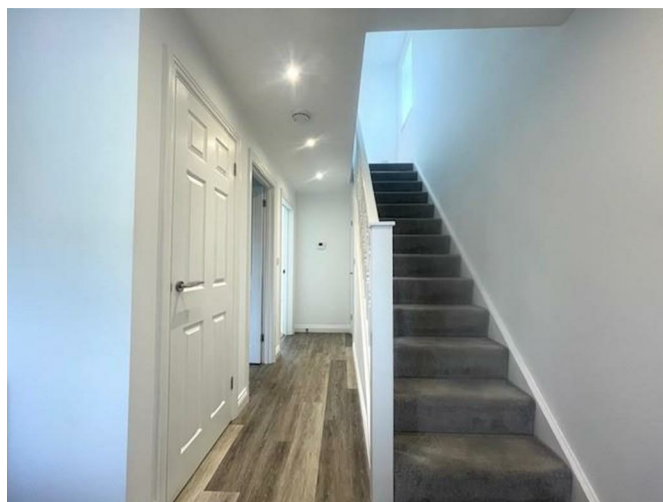
DIRECTIONS:

From Portland Street in Mansfield, proceed onto Quarry Lane. At the traffic lights, continue straight over onto Hamilton Way. At the end of here, turn left onto Hamilton Road. Continue to the end of here, before turning left onto Coxmoor Road. Turn right onto Newark Road and right onto Hamilton Road. The property is immediately on the left.

ACCOMMODATION COMPRISES

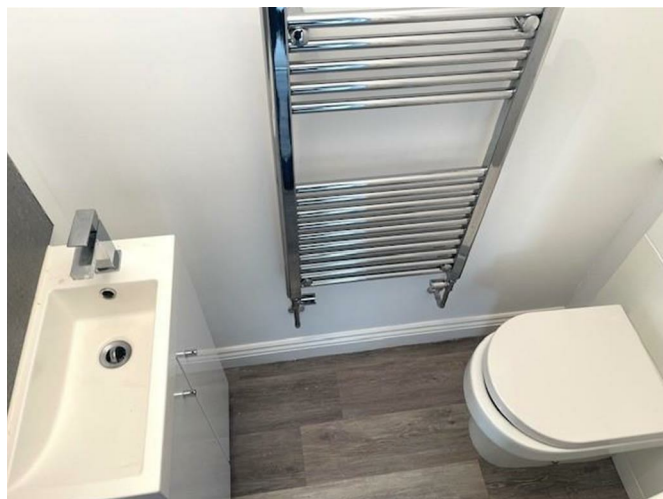
ENTRANCE HALL

Composite front door, radiator, laminate flooring and downlighters. Built in cupboard, housing the consumer unit. Spindle stairs to the first floor.



CLOAKROOM

WC and counter-top wash basin and vanity unit, Extractor fan, chrome radiator and laminate flooring.



KITCHEN

11'1 x 9'3 (3.38m x 2.82m)

Fitted with a range of high gloss base and eye level units, granite work tops and splashbacks and stainless-steel sink unit and single drainer. Integrated electric oven and microwave, separate induction hob and extractor. Built in upright fridge/freezer and dishwasher. Downlighters, upright chrome radiator, UPVC double glazed aspect and laminate flooring.



LOUNGE/DINING ROOM

19'4 x 16'3 narrowing to 12'1 (5.89m x 4.95m narrowing to 3.68m)

UPVC French doors to the rear garden, UPVC double glazed window, two radiators and downlighters.

FIRST FLOOR

LANDING

UPVC double glazed aspect. Downlighters.

BEDROOM ONE

11'4 x 11' (3.45m x 3.35m)

UPVC double glazed rear elevation, downlighters and radiator. Door leading to inner lobby, where a bi-fold loft ladder provides access to the available space. The loft is partly boarded, fully insulated and the combination boiler is also housed here.



BEDROOM THREE

10'3 x 7'2 (3.12m x 2.18m)

Radiator, downlighters and UPVC double glazed rear elevation.



EN SUITE

Large, tiled shower cubicle, twin sinks in vanity fitment and WC. Chrome radiator, downlighters and tiled flooring.



BATHROOM

Modern suite comprising shaped shower bath with shower above, wash hand basin and WC, both within vanity fitment. Fully tiled bath surround, upright chrome radiator, extractor fan and UPVC obscure glaze window.

LOFT SPACE



BEDROOM TWO

10'2 x 8'7 (3.10m x 2.62m)

UPVC double glazed rear elevation, radiator and downlighters.



OUTSIDE

The property backs onto Old Newark Road and is accessed just round the corner, which is Hamilton Road. Electric gates provide access to the block paved frontage, which provides car standing. Please note, there is a right of way across here, for the property next door. The garden to the rear then consists of patio and grassed area.

test the appliances before entering into any commitment. MA5836/2.10.25



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

