



48 Springwood View Close, Sutton-In-Ashfield NG17 2HR
Offers Around £285,000

An exceptional, totally deceptive dormer bungalow fitted to an excellent standard found within a highly regarded residential location.

- IMMACULATE THROUGHOUT
- DELUXE SHOWER ROOM
- SUPERB KITCHEN
- MASTER BEDROOM WITH JULIET BALCONY
- SPACIOUS THROUGH LOUNGE/DINING ROOM
- VIEWING ABSOLUTELY IMPERATIVE

DESCRIPTION AND SITUATION

The term "deceptively spacious" is frequently misused in property sales but in the case of this particular home, it certainly applies in its true sense.

The property is immaculately appointed and fitted to an excellent standard with many high quality refinements.

The property was originally designed to provide three bedroom accommodation. One of the bedrooms on the ground floor has been altered to create the rear sitting room but is capable of being changed back to its original use at modest cost.

The property provides a highly practical layout. On the ground floor there is a large, right-hand entrance vestibule which has, over the years, been used as a playroom and provides plenty of useful storage space. The kitchen has been fully refurbished with high quality fittings creating a smart and stylish working environment. There is a particularly spacious through lounge featuring full height double glazed picture windows on both front and rear elevations creating a particularly bright and pleasant room. The double bedroom on the ground floor is fitted and the shower room has been fully refurbished with a modern suite.

The master bedroom is on the first floor and features a vaulted ceiling plus French doors with a Juliet balcony taking advantage of far ranging views across the neighbourhood. There is an additional useful bathroom on the first floor.

The enviable internal specification is equally matched externally. The gardens are beautifully maintained. The rear gardens feature large paved patio areas which are perfect for summer relaxation and entertaining and make the gardens essentially low maintenance in nature.

Springwood View Close has always been considered to be a well regarded, residential location. This particular property is positioned at the bottom of the cul-de-sac and there is useful, gated access to the public open space at the rear. It lies within easy reach of Sutton in Ashfield town centre with all of its facilities.

Only by internal inspection can the true size and appeal of this particular home be fully appreciated and this we recommend without hesitation.

DIRECTIONAL NOTE

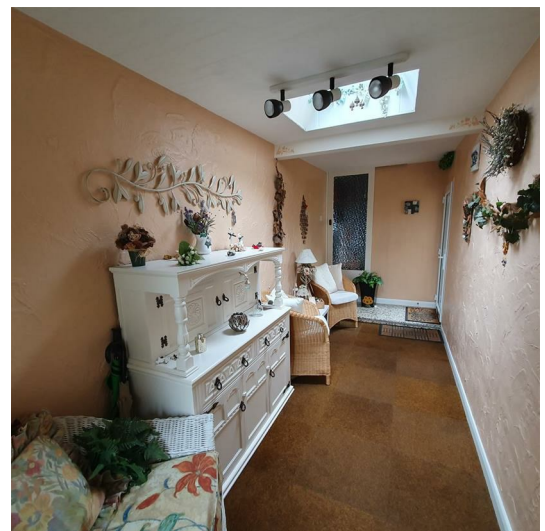
Turn into Springwood View Close from Huthwaite Road. At the T junction, turn right and then take the first left. The property will be found at the bottom of the cul-de-sac clearly marked by our For Sale board.

ACCOMMODATION

The main accommodation with approximate room sizes may be more fully described as follows:

RIGHT-HAND ENTRANCE VESTIBULE/PLAYROOM 6'0" x 20'11" (1.83 x 6.39)

French doors to rear gardens plus personal door to the garage.

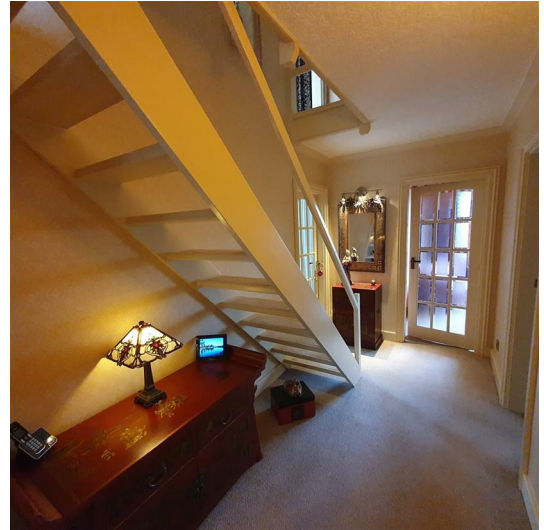


HALL 12'0" x 5'4" (3.67 x 1.65)

Incorporating good quality fitted wardrobes providing plenty of hanging and storage space. Central heating radiator.

**INNER HALLWAY 6'2" x 12'2" (1.9 x 3.71)**

With open tread staircase giving access to the first floor accommodation.



KITCHEN 11'10" x 10'8" (3.62 x 3.26)

Beautifully refurbished with high quality fittings creating a smart and stylish working environment. Single drainer sink unit, four ring induction hob with split-level double oven. Integrated fridge/freezer. Island breakfast bar. French door with side screens overlooking the front garden.



LOUNGE 13'10" x 15'6" (4.23 x 4.73)

Featuring full height double glazed windows to the front overlooking the gardens and creating a bright and pleasant room. Two modern radiators plus further traditional radiator. Coving to the ceiling. Open to



REAR LIVING ROOM (FORMER BEDROOM) 11'4" x 12'3" (3.47 x 3.75)

Featuring large, double glazed picture window overlooking rear gardens. Central heating radiator, coving to the ceiling. Concealed lighting.



BEDROOM 11'8" x 12'8" (3.58 x 3.88)

Fitted wardrobe with central bay for bed. Double glazed window and central heating radiator. Plate rack.



SHOWER ROOM/WC 6'11" x 7'10" (2.12 x 2.41)

Beautifully refurbished and featuring a walk-in shower cubicle with plumbed in shower, wash hand basin, WC. Chrome radiator and double glazed window.

**FIRST FLOOR****LANDING**

With walk-in wardrobe incorporating the gas boiler. In-built storage cupboard. Central heating radiator.



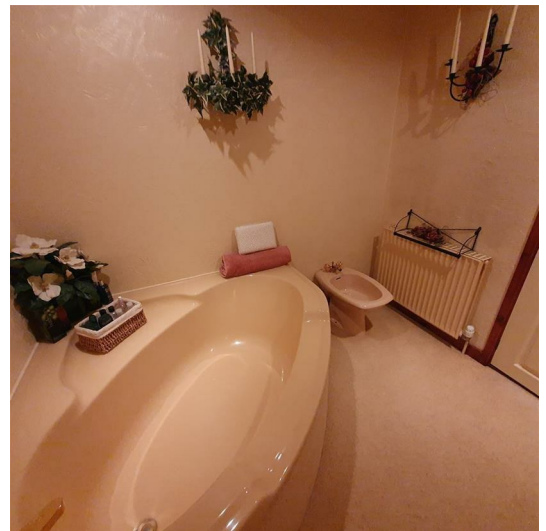
MASTER BEDROOM 11'5" x 19'7" (3.49 x 5.98)

Featuring a vaulted ceiling plus double glazed patio door to the Juliet balcony overlooking the rear gardens and taking advantage of far ranging views. Central heating radiator.



BATHROOM 8'0" x 9'10" (2.44 x 3.02)

With a corner bath, wash hand basin, bidet and central heating radiator.



OUTSIDE



ADDITIONAL OUTSIDE PHOTOS

**ATTACHED GARAGE/UTILITY ROOM 18'5" x 7'11" (5.63 x 2.43)**

With up and over door, stainless steel single drainer sink unit and plumbing for washer



FRONT GARDENS

Comprise lawns with flower beds and shrubs along with large brick paved path.

**REAR GARDENS**

The rear gardens are beautifully landscaped with extensive paved patio areas. They enjoy a good degree of natural privacy and are, essentially, low maintenance in nature. There is gated access to the footpath beyond the rear gardens.

TENURE

Freehold with Vacant Possession upon completion.

COUNCIL TAX

The local authority is Ashfield District Council. The property is listed within Band C for Council Tax purposes.

SERVICES

All mains services are available and connected. Drainage is to the main sewer.

VIEWING

Arranged with pleasure via the sole selling agent.

Springwood View Close



Ground Floor



First Floor

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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