



6 Douglas Road, Sutton in Ashfield NG17 2EE
Offers Around £150,000

A traditional, three storey semi detached home, extended and re-planned internally to create a highly unusual yet practical specification that must be seen. Perfect for those in need of larger than average living accommodation with three double bedrooms plus small, virtually maintenance free gardens.

- Excellent specification
- Separate sitting room plus conservatory
- Lounge with log burner
- Beautifully refurbished ground floor bathroom
- Smart kitchen with a Range cooker
- En suite bathroom to the first floor

DESCRIPTION AND SITUATION

The term "unique" is often misused in property sales but in the case of this particular home it certainly applies in its true sense !

This is a rather special property that has been skilfully extended and re planned internally creating a layout that is highly unusual but very practical.

The property provides larger than average living accommodation with two separate reception rooms. The kitchen is beautifully appointed with stylish modern fittings. A conservatory has been built onto the rear to create further additional room space and there is a beautifully refurbished bathroom/W.C on the ground floor as well.

This impressive ground floor specification is equally matched at first floor level where there are two double bedrooms plus a modern en-suite bathroom/W.C. There is a further double bedroom on the second floor.

There are very small, virtually maintenance free gardens to this home which will appeal to those with a busy lifestyle although it should be noted that the conservatory has been constructed in a manner that would allow the sides to be removed to create paved external space covered by a glazed pergola if preferred.

The property is situated within a popular, established, residential location. It gains easy access to local schools and the town centre with all of its facilities.

An internal inspection is absolutely imperative to fully appreciate the quality and true appeal of a truly individually home.

ACCOMMODATION

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

Modern, composite door giving access to:

ENTRANCE HALL

With staircase giving access to the first floor accommodation.

LOUNGE 11'3" x 11'10" plus bay (3.43 x 3.62 plus bay)

Cast iron multi fuel burner - perfect for relaxation on the colder winter evenings. Double glazed upvc bay window with custom made blinds. A modern, electric radiator. Coving to the ceiling.



INNER HALLWAY

With under stairs storage cupboard, a range of good quality modern wardrobes providing plenty of hanging and storage space, Oak blocked flooring plus double glazed window.

**BATHROOM/W.C 5'8" x 8'9" (1.74 x 2.67)**

Beautifully appointed with a modern suite comprising a bath with shower from mixer tap plus screen, wash hand basin, W.C. Chrome electric radiator. Double glazed window. Full height shower boarding to the walls. Electric shaver point.



KITCHEN 12'3" x 8'5" (3.74 x 2.58)

An extended kitchen with double glazed window and part glazed roof creating a particularly bright and pleasant working environment. A modern high gloss base and wall mounted storage cupboards. Single drainer sink unit, Range Master range cooker with five gas hobs and two electric ovens with stainless steel extractor fan above. Plumbing for washer, space for tumble dryer, space for fridge. Oak flooring. Open to:



REAR LIVING ROOM 10'9" x 9'10" (3.28 x 3.0)

Oak flooring flown through from the kitchen, electric radiator, fitted storage cupboards. Double glazed upvc French door giving access to the conservatory.



CONSERVATORY 11'2" x 10'11" (3.42 x 3.35)

With full height double glazed upvc windows to three elevations beneath a pitched and hipped roof covered in glass. Double glazed upvc French door to rear terrace.

**AGENTS NOTE**

We are instructed that the conservatory had been constructed in a manner that would allow the sides to be taken out to create an area of external paved space beneath what would effectively be a pergola if preferred.

FIRST FLOOR:**LANDING**

Staircase giving access to the second floor accommodation.

BEDROOM 11'2" x 11'10" (3.42 x 3.61)

Double glazed window, central heating radiator.

(Advised by the vendor to not be working.)

**BEDROOM 11'10" x 9'8" (3.63 x 2.96)**

Featuring a walk in wardrobe, electric radiator and double glazed window.



DOOR GIVING ACCESS TO:

EN SUITE BATHROOM/W.C. 8'8" x 6'3" (2.66 x 1.93)

Beautifully appointed with a modern suite comprising a bath with plumbed in shower, wash hand basin, W.C., electric Chrome radiator. Velux type window to the roof slope. Full height tiling. Cupboard containing gas boiler which provides domestic hot water.

**SECOND FLOOR:****BEDROOM 11'9" x 14'1" (3.6 x 4.3)**

Central heating radiator (not working) plus double glazed window.

**OUTSIDE**

To the front of the property there is a shallow forecourt. A path extends down the right hand flank of the property. Most of the rear gardens have been built over - hence they are virtually maintenance free.

TENURE

Freehold. Vacant possession on completion.

VIEWING

Arranged with pleasure by the Sole Selling Agents.

SERVICES

All main services are available and connected. Drainage is to the main sewer. Douglas Road is made up and is an adopted highway repairable at the public expense.

COUNCIL TAX BAND - A

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