



13 Hill Crescent, Sutton-In-Ashfield NG17 4FD

£179,950

NOT TO BE MISSED!

A stunning, skillfully extended and re-planned home with large level gardens in a popular location.

- FULL WIDTH REAR EXTENSION
- LOUNGE PLUS DINING ROOM
- LOVELY CONSERVATORY
- EXCELLENT SPECIFICATION
- ATTRACTIVE GARDENS

DESCRIPTION AND SITUATION

The sale of this skillfully extended, traditional, semi detached home will be of immediate interest to the growing family looking for a property that provides plenty of living space complemented by four bedrooms.

The accommodation is appointed to an excellent standard throughout and provides a very practical layout. There is a comfortable lounge with separate but adjoining dining room. A full width extension creates a really nice kitchen and a lovely conservatory provides additional, extremely useful room space overlooking the rear gardens. The original kitchen has been adapted to create a good sized, well appointed bathroom and there are four bedrooms on the first floor. The roof space has been boarded out to enable it to be used as a hobby room or occasional bedroom accessed by means of a folding loft ladder.

The property stands on a larger than average plot. A wider than average driveway provides ample off street parking. The rear gardens are level, well tended and are perfect for the safe enjoyment by younger members of the family or for summer entertaining.

An internal inspection will not be regretted and this we recommend without hesitation.

ACCOMMODATION

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

ENTRANCE HALL 6'3" x 15'4" (1.92 x 4.68)

With central heating radiator, oak staircase giving access to first floor accommodation plus understair storage cupboard.



Separate but adjoining lounge and dining room comprising:

LOUNGE 12'0" x 11'8" (3.66 x 3.57)

With inset display niche to the chimney breast, double glazed UPVC oriel window. Central heating radiator. Archway giving access to:



DINING ROOM 11'11" x 11'8" (3.64 x 3.57)

Inset fireplace with electric focal fire. Central heating radiator.

EXTENDED KITCHEN 17'9" x 7'1" (5.43 x 2.17)

Equipped with oak fronted basin wall mounted storage cupboards forming a practical "U shaped" working area. Single drainer sink unit, four ring ceramic hob with extractor fan above. Split level oven. Breakfast bar. Integrated dishwasher, integrated fridge and freezer, plumbing for washer. Central heating radiator. Double glazed window plus Velux type window to the roof slope making kitchen nice and bright. Double glazed UPVC French doors giving access to:

**CONSERVATORY 9'3" x 12'4" (2.82 x 3.78)**

With double glazed UPVC windows, double glazed UPVC French doors leading to the rear gardens.



BATHROOM/WC 6'2" x 8'2" (1.9 x 2.51)

Well appointed with a modern suite in white comprising bath, separate shower cubicle with plumbed in shower, wash hand basin, WC. Full height tiling to the walls. Ceramic floor tiling. Double glazed window and central heating radiator.

**FIRST FLOOR:****LANDING**

Modern replacement doors to all rooms. Hatch to the loft room.

BEDROOM 11'8" x 11'9" (3.57 x 3.59)

With a range of fitted wardrobes plus matching vanity unit providing plenty of hanging and storage space. Double glazed window and central heating radiator.

**BEDROOM 11'8" x 11'11" (3.57 x 3.64)**

With run of fitted wardrobes, double glazed window overlooking the rear gardens. Central heating radiator.



BEDROOM 6'11" x 7'1" (2.12 x 2.18)

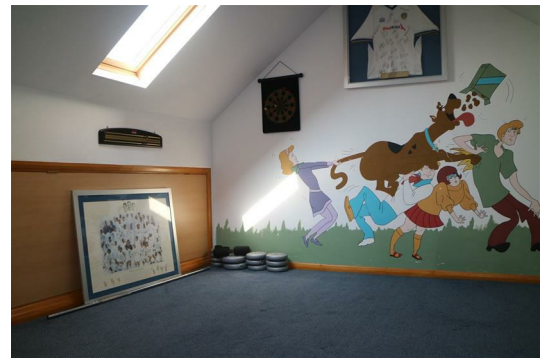
With fitted double wardrobe, double glazed window and central heating radiator.

**BEDROOM 6'11" x 8'0" (2.12 x 2.44)**

With fitted double wardrobe, double glazed window and central heating radiator.

LOFT ROOM 11'3" x 11'7" (3.45 x 3.55)

Boarded out to create a useful hobby room or occasional bedroom accessed by means of a folding loft ladder and featuring a Velux type window to the rear roof slope.

**OUTSIDE**

The property stands on a larger than average, level plot. Custom made wrought iron gates give access to a wider than average, brick paved driveway providing ample off street parking for several vehicles. The front gardens comprise of lawn along with flower beds set behind a hedge. Custom made gates give access to the rear garden making it secure and perfect for the safe enjoyment by younger members of the family. The rear driveway extends into a brick paved patio which is perfect for al fresco dining. There is a brick built garage with up and over door. The rear gardens comprise of nice, level lawns surrounded by hedges and the back gardens enjoy a good degree of natural privacy.

**TENURE**

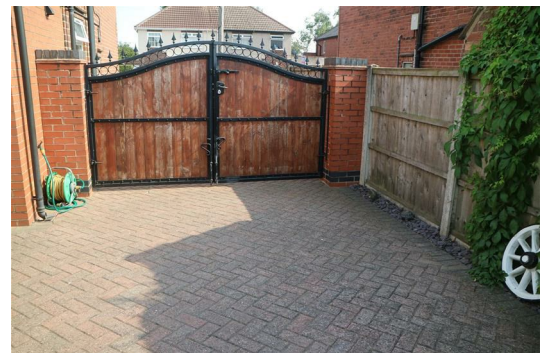
Freehold with Vacant Possession upon completion.

VIEWING

Arranged with pleasure via the sole selling agents.

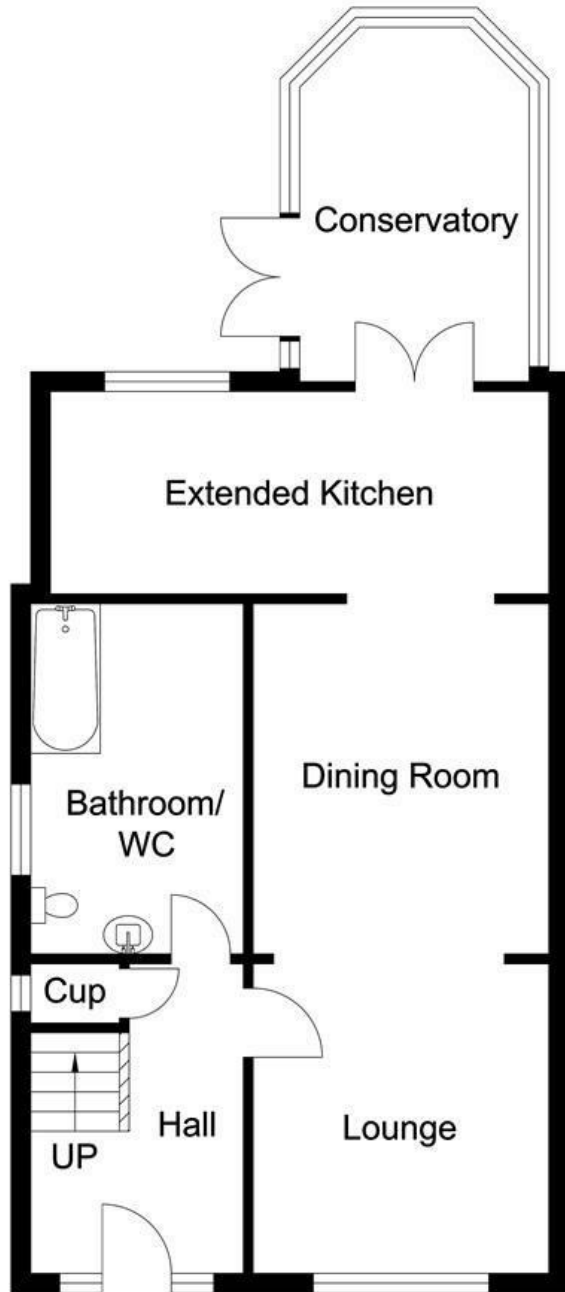
OUTSIDE

Additional photographs.

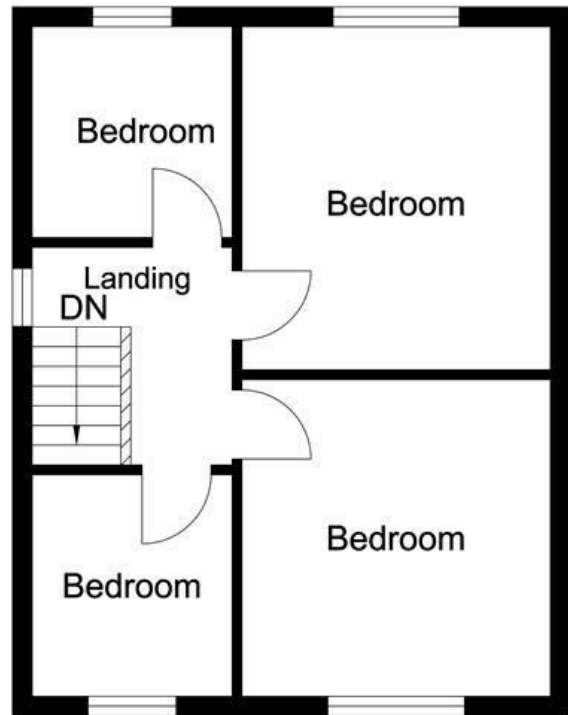




Hill Crescent, Sutton-In-Ashfield



Ground Floor



First Floor

DISCLAIMER

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