



213 Alfreton Road
Sutton-In-Ashfield, Notts NG17 1JP
Offers Over £300,000

- A TRADITIONAL, THREE BEDROOM DETACHED PROPERTY WITH NO UPWARD CHAIN.
- ENTRANCE PORCH, HALLWAY AND THROUGH LOUNGE AND DINING ROOM.
- MAIN BEDROOM WITH BUILT IN WARDROBES AND TWO FURTHER BEDROOMS.
- PROMINENT CORNER PLOT AND HAVING PLANNING FOR A DOUBLE GARAGE.
- SPACIOUS ACCOMMODATION INCLUDING GAS HEATING AND DOUBLE GLAZING.
- FITTED BREAKFAST KITCHEN (WITH RANGE COOKER) AND SUN LOUNGE TO THE REAR.
- LARGE BATHROOM WITH BATH, SHOWER CUBICLE, WASH BASIN, WC AND BIDET.
- EXCELLENT LOCATION WITH IMMEDIATE ACCESS TO JUNCTION 28 OF THE M1.

VIEWING:

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

DIRECTIONS:

Leave Mansfield on Sutton Road and at Kings Mill Hospital, turn left onto the A38. After approximately three miles, turn right onto Alfreton Road. The property can then be found on the left hand side.

ACCOMMODATION COMPRISES:

ENTRANCE PORCH.

HALLWAY

With spindle stairs leading to the first floor, wood panelling to the walls and under stair cupboard containing the meters and electrical consumer unit. Radiator, laminate flooring and double glazed side aspect.

LOUNGE/DINING ROOM

25'9 x 11'7 (7.85m x 3.53m)

Double glazed bay window to the front, double glazed side aspect, two radiators and door through to the sun lounge. Living flame gas fire with marble hearth and insert.



SUN LOUNGE

10'0 x 9'7 (3.05m x 2.92m)

UPVC sun lounge, providing access to the rear garden.

BREAKFAST KITCHEN

19'9 x 7'5 (6.02m x 2.26m)

Having a range of shaker style base and eye level units, work surfaces and ceramic sink unit and single drainer. Freestanding five burner range cooker and American style fridge/freezer. Extractor, radiator, double glazed side and rear aspects and UPVC stable door.



FIRST FLOOR.

LANDING

Access to the boarded and floored loft space. Leaded double glazed side elevation.

BEDROOM ONE

14'2 into bay x 10'1 to wardrobes (4.32m into bay x 3.07m to wardrobes)

Full length wardrobes to one wall, double glazed bay to the front, radiator, laminate flooring and picture rail.



BEDROOM TWO

11'9 x 11'7 (3.58m x 3.53m)

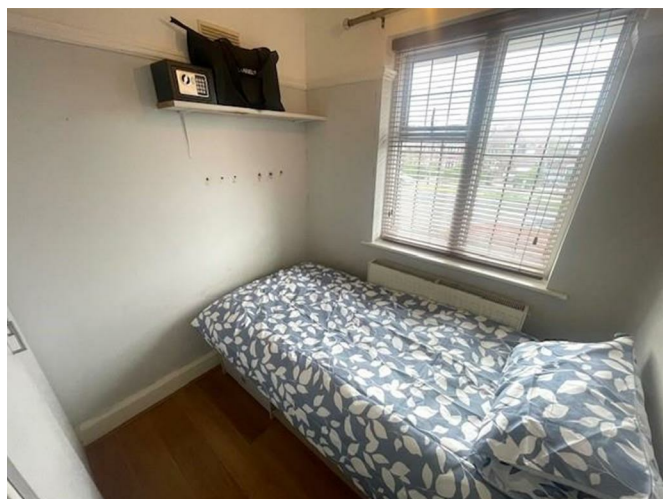
Double glazed rear elevation, radiator and wooden flooring.



BEDROOM THREE

7'9 x 7'0 (2.36m x 2.13m)

Double glazed front elevation, radiator and built in wardrobe.



BATHROOM

A large bathroom including panelled bath, separate shower cubicle, wash hand basin, WC and bidet. Heated towel rail, wooden flooring and double glazed obscure glaze.



OUTSIDE

The property stands on a prominent corner plot with grass to the front, side and rear. There is a base at the far end, where planning has been granted for the erection of a double garage.

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



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.

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.**

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. MA5643/28/03/2024.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	76
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

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

