



Fulwood Wynd  
Sutton-In-Ashfield





## Property Description

PRESTIGIOUS DEVELOPMENT!! We are delighted to bring to the market this utterly stunning, five bedroom, new build property that has been done to the highest of standards! There certainly hasn't been any corners cut with this development and it offers everything you need a more. A viewing is highly recommended to appreciate this property but in brief comprises of; jaw dropping entrance hall, snug / playroom, cloakroom W.C, lounge, kitchen diner with fully fitted appliances & island and utility room with access to the double garage. The first floor then offers an open landing, five double bedrooms, en-suite shower room to the master, Jack & Jill to bedrooms two and three and a stunning, four piece family bathroom with free standing Lusso Stone bath and walk in shower. Externally the property sits on a private development with it's own driveway from Alfreton Road and offers beautiful views to the rear. Sitting on a small development of only 6 plots this is not one to be missed! The property also benefits from under floor heating throughout, oak doors and Air Source Heating as well as the spacious double garage.

## Entrance Hallway

Accessed via composite front entrance door leading into the hallway with luxury laminate flooring, oak banister and down lighting.

## Cloakroom

Having low level W.C, vanity wash hand basin, part splashback tiles and luxury laminate flooring.

## Lounge

16' 7" x 13' 3" ( 5.05m x 4.04m )  
Having luxury laminate flooring, a log burner and bi-fold doors to the rear elevation.

## Snug/ Play Room

9' 6" x 13' 3" ( 2.90m x 4.04m )  
having window to the front elevation and luxury laminate flooring

## Kitchen

25' 6" x 12' 9" ( 7.77m x 3.89m )  
Fitted with a range of wall and base units with quartz work surfaces over, inset one and a half bowl stainless steel sink and drainer with mixer tap and instant hot tap, integrated wine cooler, integrated double oven, central island with induction hob and down lighting, window to the rear elevation, bi-fold doors and luxury laminate flooring.

## Utility Room

.9' 7" x 9' 2" ( 2.92m x 2.79m )  
Having space and plumbing for washing machine and dryer, work surfaces, space for fridge freezer, luxury laminate flooring, composite door and access to the garage.

## First Floor Landing

Being an open landing with glass balustrade, carpet flooring and window to the front elevation.

## Bedroom One

19' 6" Max x 17' 6" Max ( 5.94m Max x 5.33m Max )  
Having window to the front and side elevations, Velux window to the side elevation, carpet flooring and spot lights.

## En Suite

Having partly tiled splashback walk-in shower, low level W.C and counter top with wash hand basin and mixer tap over, window to the side elevation, tiled flooring and towel rail.

## Bedroom Two

15' 6" Including recess x 13' 3" ( 4.72m Including recess x 4.04m )  
Having window to the rear elevation, carpet flooring and door to a Jack and Jill en suite.

## Jack And Jill En Suite

Having low level W.C, shower cubicle with

rain head shower attachment, vanity wash hand basin with mixer tap, tiled flooring and window to the side elevation.

### Bedroom Three

13' 3" x 10' 11" ( 4.04m x 3.33m )

Having window to the front elevation, carpet flooring and access to the Jack and Jill en suite.

### Bedroom Four

10' 10" x 13' 3" ( 3.30m x 4.04m )

Having window to the rear elevation and carpet flooring.

### Bedroom Five

10' 11" x 13' 9" ( 3.33m x 4.19m )

Having window to the rear elevation and carpet flooring.

### Bathroom

Having low level W.C, counter tap with Lusso stone wash hand basin and mixer tap, walk-in shower with rainfall attachment and Lusso stone free-standing bath with mixer tap, partly tiled splashbacks, tiled flooring, window to the side elevation and towel rail.

### Rear

To the rear the garden has a Indian stone patio area, a laid lawned section, gated side access and giving aspect of stunning views.

### Double Garage

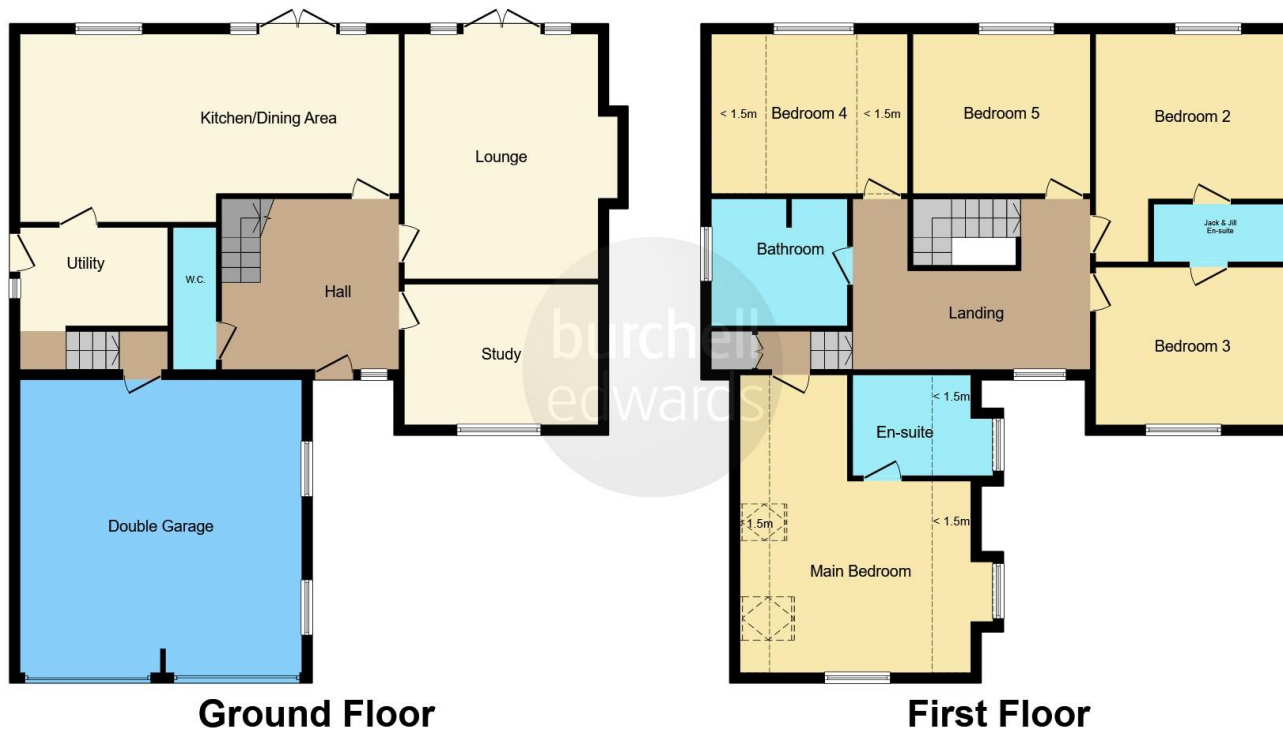
20' 2" at door opening x 19' ( 6.15m at door opening x 5.79m )

Having electrics, lighting, access through to the utility room and UPVC double glazed windows to the side elevation.









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**EPC Rating: Awaited**

Tenure: Freehold

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