



Riley Avenue  
Sutton-In-Ashfield





# Riley Avenue Sutton-In-Ashfield NG17 2ES

for sale offers over  
**£350,000**



## Property Description

Individually built by the present owner, nestled in a sought-after location this family home stands proudly on a spacious corner plot.

Having a double drive with electric garage door it has caravan - car parking double gated access with electrics to the side of this extremely well maintained 4-bedroom generous sized home.

Boasting a private secured large rear garden with well-established borders, greenhouse, and garden storage with well-manicured lawns to the rear and front of the property it holds plenty of room for a growing family.

With no upward chain and 5 minutes' walk to the local primary school, having shops within walking distance and excellent transport links, this fantastic home is awaiting the next family to put their own stamp on it and make it their own.

## Entrance Hall

Entry via UPVC door, double-glazed window to front, store cupboard, finished with carpet flooring.

## Lounge

20' 3" + door recess x 10' 10" (6.17m + door recess x 3.30m)

The lounge comprises of double-glazed window to front, patio doors to rear, electric fire with stone surround, and carpeted flooring to finish and open plan to the dining space.

## Dining Room

9' 4" into recess x 8' max (2.84m into recess x 2.44m max)

The dining room comprises of double-glazed window to the rear with carpeted flooring to finish.

## Kitchen/Diner

9' 4" x 10' 4" (2.84m x 3.15m)

The kitchen/Diner includes matching wall and base mounted units, stainless steel sink and drainer, double-glazed window to rear, electric hob, cooker hood with electric oven/grill, boiler, tiled splashback, and vinyl floor to finish.

## Cloakroom / Wc

Located on the ground floor, the cloakroom consists of ceramic toilet and sink, double glazed window to side, and carpet floor to finish.

## Utility

.6' 6" x 6' 10" (1.98m x 2.08m)

Utility room located to the rear of the property comprises of double-glazed UPVC door to rear garden, plumbing and tap with vinyl floor to finish.

## First Floor Landing

First floor landing with access to loft and carpet flooring to finish.

## Bedroom One

13' 11" x 10' 11" into recess (4.24m x 3.33m into recess)

The master bedroom comprising of double-glazed windows to front, fitted wardrobes with carpeted floor to finish.

## Bedroom Two

10' 4" x 8' 8" (3.15m x 2.64m)

Bedroom two includes double-glazed window to front, storage cupboard, and carpeted floor to finish.

## Bedroom Three

6' x 12' 1" max (1.83m x 3.68m max)

Bedroom three includes double-glazed window to rear, fitted wardrobes, and carpeted floor to finish.

## Bedroom Four

6' 11" x 9' 8" Max (2.11m x 2.95m Max)

Bedroom four comprising of double-glazed windows to front, fitted wardrobes with carpeted floor to finish.

## Shower Room

The shower-room is finished with ceramic toilet and wash hand basin with vanity unit, walk-in shower cubicle with panelled splashback, double glazed window to rear, wall mounted radiator, full height tiled splashback and vinyl floor to finish.

## Garage

16' 9" at door opening x 8' 7" (5.11m at door opening x 2.62m)

Integral garage with electric up and over door, electrics, and lighting.

## Front Elevation

To the front of the property a mature garden, laid to lawn, shrubs, and bushes, all enclosed by a brick wall. Driveway parking leads to the integrated garage.

## Rear Elevation

A private rear garden, low maintenance, with a lawn, mature shrubs, and planting beds, as well as a greenhouse and store.

## Agent Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

The boiler is GCH - a warm air boiler, no radiators throughout the property with warm air under floor heating system

Electrics in greenhouse for charging points and mower etc.

House has footings, with concrete over and then black pitch mastic insulation between flooring for further insulation



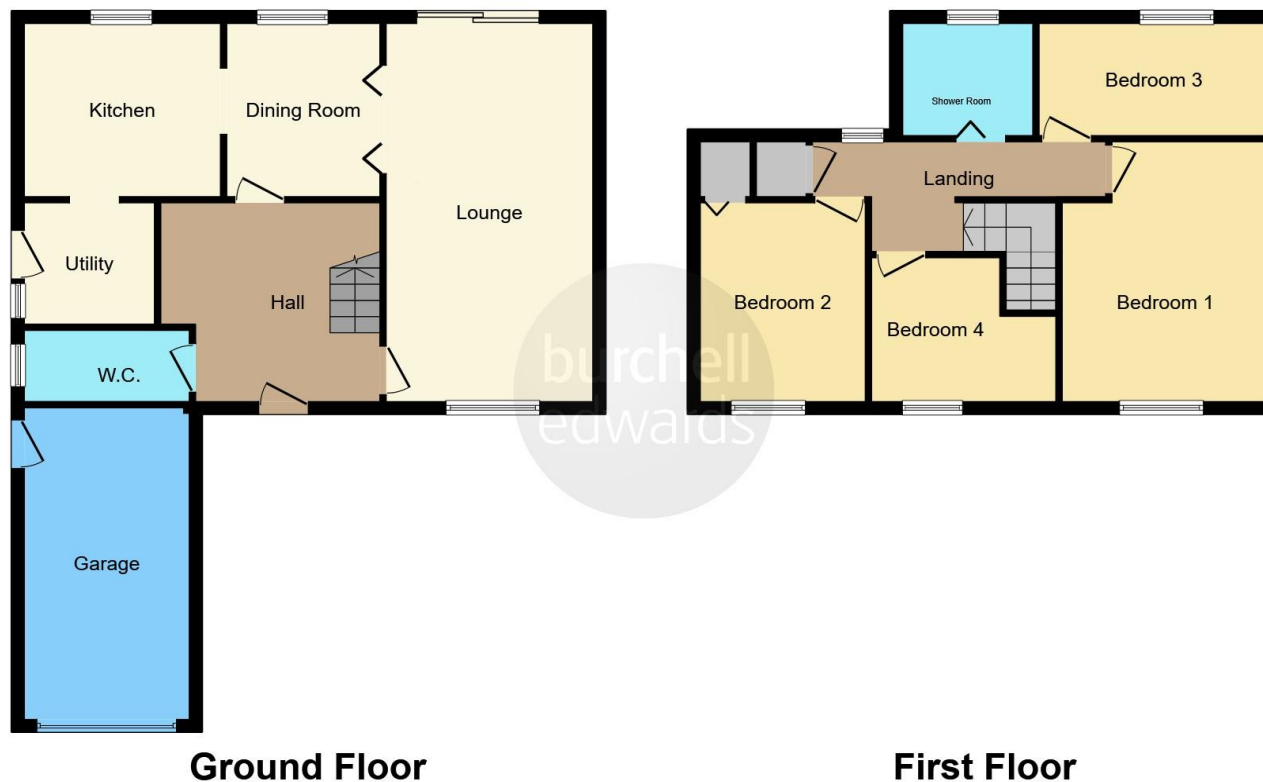












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**EPC Rating: D**

**Council Tax Band D**

**Tenure: Freehold**

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