



**63 High Tor, Skegby, Sutton-in-Ashfield,
Nottinghamshire, NG17 3EX**

Offers In The Region Of £249,950

Tel: 01623 626990

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Dormer Style House
- Large Open Plan Lounge/Dining Room
- Alarmed, UPVC D/G & Gas C.H
- Well Maintained Front & Rear Gardens
- Popular Skegby Location
- Three Bedrooms
- Kitchen Extension
- Block Paved Driveway & Garage
- End of a Cul-De-Sac Setting
- Viewing Advised

A three bedroom detached dormer style house situated at the end of an established cul-de-sac which looks directly down High Tor at the front and the rear enjoys a pleasant southerly outlook.

The property was built in 1970 by Messrs Thomas Vale with a later kitchen extension built to the rear in 1979. The living accommodation comprises an entrance porch, entrance hall, study/bedroom 3, bathroom, large L-shaped open plan lounge/dining room and a kitchen. The first floor landing leads to a cloakroom/WC and two identical double bedrooms with fitted wardrobes.

The property is presented in good condition throughout and benefits from quality internal oak doors, gas central heating, modern UPVC double glazing and an alarm system.

OUTSIDE

The property occupies a lovely position at the end of the cul-de-sac approached by a block paved driveway flanked by a low retaining brick wall and hedgerow boundary to one side leading to an attached single garage. The front garden is mainly laid to lawn with stone borders with plants and shrubs. The block paving continues to a pathway on each side of the property, and on the right hand side, a gate provides access to the rear garden. To the rear of the property, there is an enclosed private garden featuring a paved patio and stone steps leading to a central lawn. There are borders to all sides with plants and shrubs, a shed and an outside tap.

A UPVC DOUBLE GLAZED FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE PORCH

6'1" x 3'1" (1.85m x 0.94m)

With double glazed windows to the front and side elevations and connecting obscure glazed oak door through to the:

ENTRANCE HALL

15'4" x 9'1" max (4.67m x 2.77m max)

(6'11" min). With radiator, understairs storage cupboard and stairs to the first floor landing.

OPEN PLAN LOUNGE/DINING ROOM

23'11" x 17'9" max (7.29m x 5.41m max)

(11'8" into lounge area). A large, L-shaped, open plan reception room, having a gas fire with marble hearth and surround. Two radiators, coving to ceiling, double glazed window to the front elevation and sliding patio door leading out onto the rear garden.

KITCHEN

12'7" x 9'10" (3.84m x 3.00m)

Having wall cupboards, base units and drawers with brushed metal handles and work surfaces. Inset 1 1/2 bowl sink with drainer and mixer tap. Space for a freestanding cooker and space and plumbing for a washing machine and tumble dryer. There is a peninsula island with space for stools at the end. Space for a fridge/freezer, coving to ceiling, double glazed windows to the side and rear elevations and UPVC door leading out onto the rear garden.

STUDY/BEDROOM 3

9'0" x 6'4" (2.74m x 1.93m)

With radiator and double glazed window to the rear elevation.

GROUND FLOOR BATHROOM

9'0" x 5'6" (2.74m x 1.68m)

Having a modern three piece white suite comprising a panelled bath with shower over. Pedestal wash hand basin with mixer tap. Low flush WC. Heated towel rail, part tiled walls and obscure double glazed window to the side elevation.

FIRST FLOOR LANDING

BEDROOM 1

12'8" x 11'8" (3.86m x 3.56m)

Having fitted wardrobes with hanging rails and shelving and sliding fronted doors. Separate built-in storage cupboard, radiator and double glazed window to the front elevation.

BEDROOM 2

12'8" x 11'8" (3.86m x 3.56m)

Having fitted wardrobes with hanging rails and shelving and sliding fronted doors. Radiator and double glazed window to the front elevation.

CLOAKROOM/WC

5'11" x 4'7" (1.80m x 1.40m)

Having a low flush WC. Pedestal wash hand basin with mixer tap. Part tiled walls, built-in linen cupboard with radiator and sliding door and double glazed window to the rear elevation affording a pleasant open outlook.

ATTACHED SINGLE GARAGE

15'6" x 7'10" (4.72m x 2.39m)

Equipped with power and light. Up and over door.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

All mains services are connected.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.









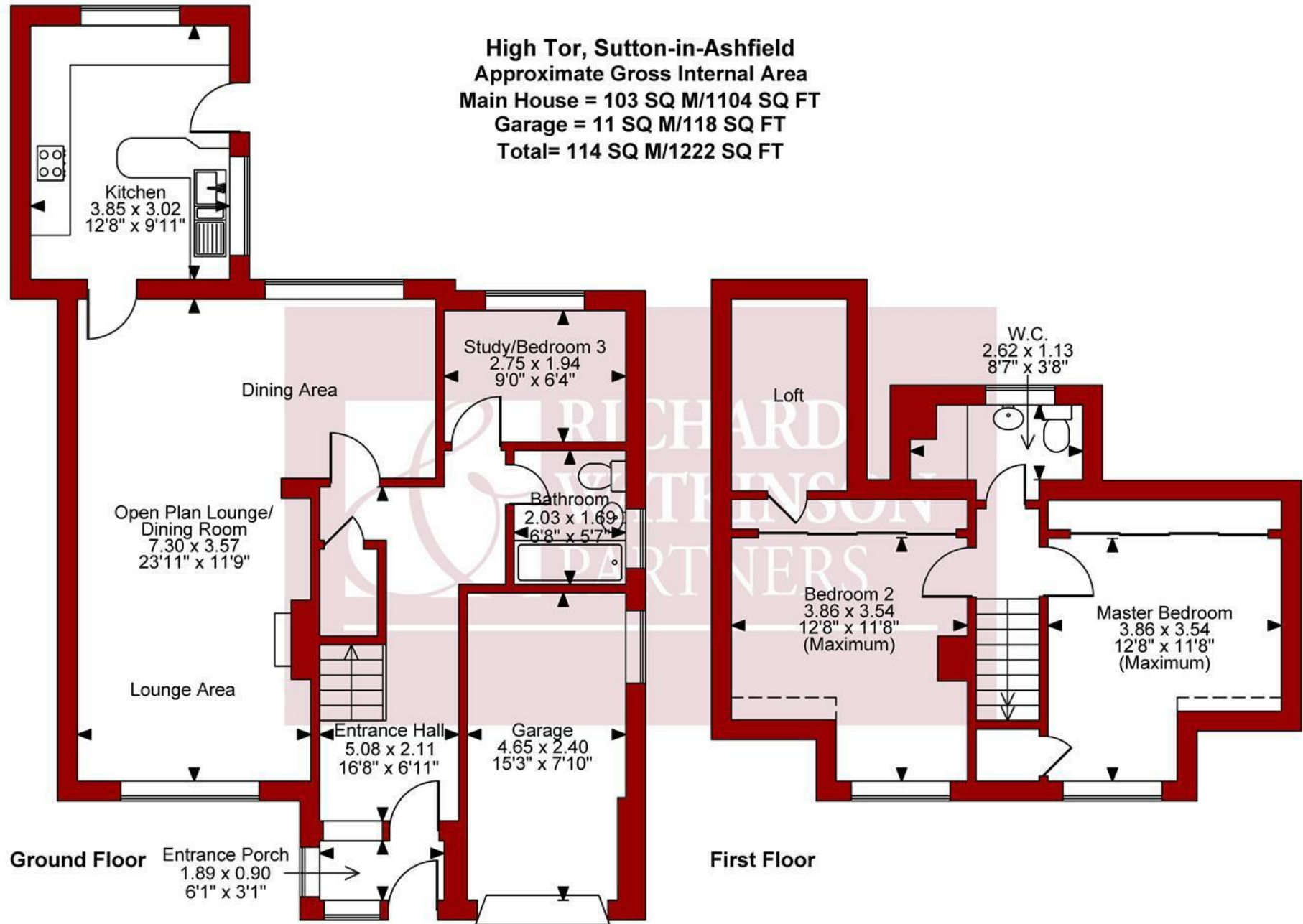








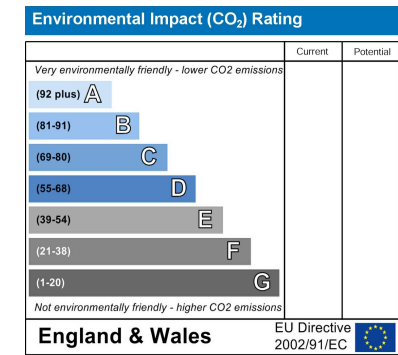
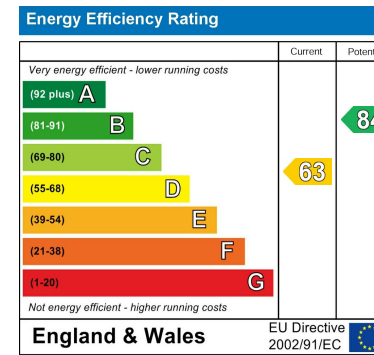
High Tor, Sutton-in-Ashfield
Approximate Gross Internal Area
Main House = 103 SQ M/1104 SQ FT
Garage = 11 SQ M/118 SQ FT
Total= 114 SQ M/1222 SQ FT



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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