



**94 Farndale Road, Skegby, Sutton-in-Ashfield,  
Nottinghamshire, NG17 4NF**

**Offers Over £310,000**

**Tel: 01623 626990**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers



- Detached Family House
- Four Bedrooms & Large Bathroom
- Large Open Plan Kitchen/Diner
- UPVC Double & Triple Glazed Windows
- Low Maintenance Front & Rear Gardens
- Extended to Front & Rear
- Large Open Plan Living Room
- Utility & Downstairs WC
- Driveway & Integral Garage
- Summerhouse & Covered Seating Area

An extended four bedroom detached family house in an established and popular location within close proximity to local facilities.

The property has been extended to the front and rear elevations increasing the square footage of the house creating a good sized family home. The ground floor living accommodation comprising an entrance hall, large open plan living room, large open plan kitchen/diner with contemporary shaker cabinets, utility and cloakroom/WC. The first floor landing leads to four bedrooms and a large family bathroom. The property benefits from gas central heating (new boiler installed in 2021), UPVC double glazing and UPVC triple glazed windows to the front elevation.

## OUTSIDE

Externally, there are low maintenance gardens to the front and rear, including a low maintenance front garden with gravel and shrubs. A patterned concrete driveway extends the full width of the property leading to an integral single garage. A patterned concrete path and gate to the side of the house provides access to the rear of the property. There is a low maintenance rear garden with an artificial lawn and patio with enclosed railings boundaries. There is a summerhouse equipped with power and light and with hot and cold water supply currently utilised as a hair salon, adjacent to a covered decked seating area.

A CONTEMPORARY COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

## ENTRANCE HALL

16'5" x 5'10" (5.00m x 1.78m)

With Amtico herringbone floor, radiator, coving to ceiling, understairs storage cupboard and stairs to the first floor landing.

## OPEN PLAN LIVING ROOM

21'0" x 11'1" (6.40m x 3.38m)

A superb open plan reception room with living and dining areas. There is an attractive fireplace with inset coal effect gas fire with marble backing and hearth. Two radiators, coving to ceiling, laminate floor, triple glazed window to the front elevation and open plan to:

## LARGE OPEN PLAN KITCHEN/DINER

19'11" x 9'1" (6.07m x 2.77m)

A superbly appointed and large open plan kitchen/diner in two sections featuring a comprehensive range of shaker cabinets in contrasting colours complemented by chrome

handles and doorknobs and butcher's block wood style worktops. Inset Belfast sink with chrome swan neck mixer tap. Integrated single electric oven and four ring stainless steel gas hob with stainless steel chimney extractor hood above. Integrated dishwasher. There is a peninsula island with ample work surfaces and space for stools beneath on one side. Tiled floor, radiator, coving to ceiling, ceiling spotlights, double glazed windows to the rear elevation and bay window with French doors leading out onto the rear garden.

## KITCHEN CONTINUED

14'3" x 8'5" (4.34m x 2.57m)

A continuation from the main kitchen area above, having matching shaker cabinets in contrasting colours complemented by chrome handles and doorknobs and butcher's block wood style worktops. Space for a fridge/freezer, tiled floor, wine rack, ceiling spotlights, radiator and double glazed window to the side elevation.

## UTILITY

6'3" x 5'4" (1.91m x 1.63m)

Having a single base unit, butcher's block style work surface, tiled floor, radiator, ceiling spotlights, plumbing for a washing machine, space for a tumble dryer and UPVC side entrance door,

## CLOAKROOM/WC

5'5" x 2'5" (1.65m x 0.74m)

Having a low flush WC. Corner wash hand basin with tiled splashbacks. Radiator, tiled floor, shaver point, two ceiling spotlights and obscure double glazed window to the rear elevation.

## FIRST FLOOR LANDING

With coving to ceiling and loft hatch.

## BEDROOM 1

15'4" x 10'5" (4.67m x 3.18m)

A spacious main double bedroom, with radiator, coving to ceiling, three wall light points and triple glazed window to the front elevation.

## BEDROOM 2

11'2" max x 10'6" (3.40m max x 3.20m)

Having contemporary fitted wardrobes with hanging rails and shelving and a separate set of three drawers. Radiator, coving to ceiling and double glazed window to the rear elevation.

## BEDROOM 3

10'3" x 10'3" (3.12m x 3.12m)

Having a built-in wardrobe plus separate contemporary fitted wardrobes with hanging rails and shelving, plus a set of three drawers and a single cabinet. Radiator and triple glazed window to the front elevation.

## BEDROOM 4

7'5" x 7'3" (2.26m x 2.21m)

With radiator and double glazed window to the side elevation.

### **FAMILY BATHROOM**

15'4" x 5'9" (4.67m x 1.75m)

A large family bathroom, having a four piece white suite with chrome fittings comprising a panelled bath, separate tiled shower cubicle, pedestal wash hand basin and a low flush WC. Fully tiled walls, tiled floor, ceiling spotlights, radiator and two obscure double glazed windows to the rear elevation.

### **SUMMERHOUSE**

9'0" x 8'11" (2.74m x 2.72m)

Currently utilised as a hair salon. Equipped with power and light, hot and cold water supply and UPVC French doors.

### **OPEN FRONTED SEATING AREA**

9'1" x 8'10" (2.77m x 2.69m)

With decked floor and L-shaped seating area.

### **INTEGRAL SINGLE GARAGE**

19'3" x 7'9" (5.87m x 2.36m)

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.











































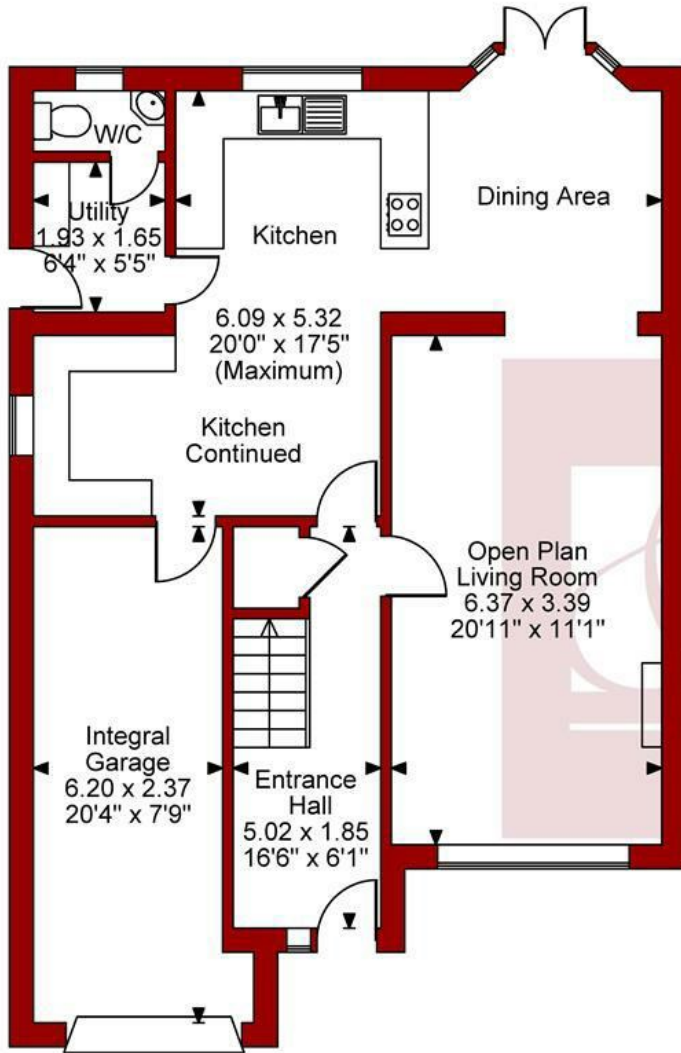
**Farndale Road, Sutton-in-Ashfield**  
**Approximate Gross Internal Area**

**Main House = 122 SQ M/1312 SQ FT**

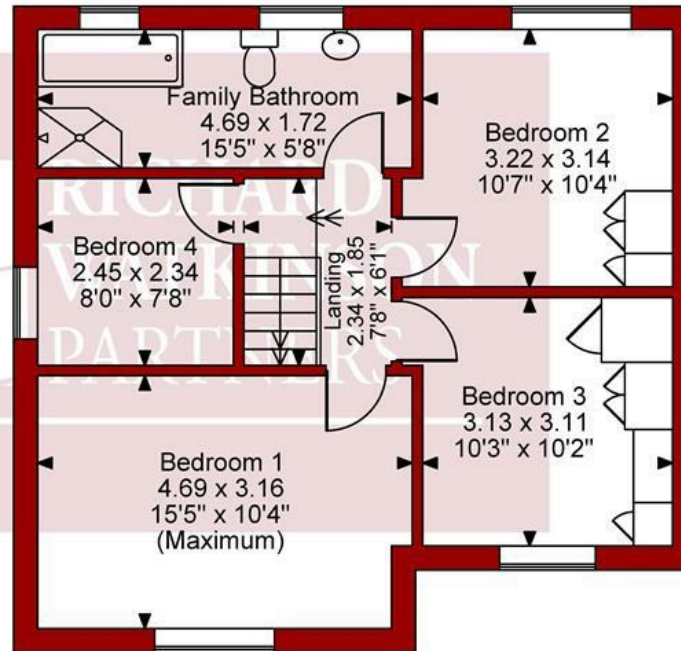
**Garage = 15 SQ M/162 SQ FT**

**Summerhouse & Seating Area = 16 SQ M/168 SQ FT**

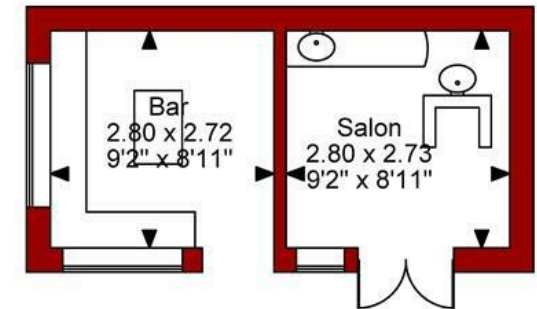
**Total = 153 SQ M/1642 SQ FT**



**Ground Floor**



**First Floor**



**Summerhouse & Seating Area**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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





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		
	71	82
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		



*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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Surveyors, Estate Agents, Valuers, Auctioneers