



**28 Maun View Gardens, Sutton-in-Ashfield,  
Nottinghamshire, NG17 5HL**

**Offers Over £300,000**

**Tel: 01623 626990**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers



- Modern Detached House
- En Suite & Modern Wet Room
- Conservatory
- Gas Central Heating (Combi Boiler)
- Enclosed Rear Garden
- Four Bedrooms
- Three Reception Rooms
- Modern UPVC Double Glazing
- Triple Width Block Paved Driveway
- Cul-De-Sac Position

A modern four bedroom detached house built in 2006 occupied by our clients since new. The property is positioned at the end of a cul-de-sac on the eastern edge of Sutton-in-Ashfield off Kirkby Folly Road within easy reach of local amenities and schooling of all ages.

The property has been improved by our clients to include a garage conversion with side entrance door and the main family bathroom converted to a modern, fully tiled wet room completed in 2019. Brand new UPVC double glazed windows and doors (with the exception of the conservatory) was installed in 2022. The hallway, kitchen, stairs and landing have recently been redecorated completed in April 2024.

The property provides spacious family living accommodation extending to 1400 sq ft with three reception rooms and four bedrooms. The ground floor layout comprises an entrance hall, WC, office, bay fronted lounge, dining room, kitchen and a conservatory with a transparent glass roof. The first floor landing leads to a main bedroom with en suite. There are three further bedrooms and a wet room. The property has gas central heating (combi boiler) and UPVC double glazing.

## OUTSIDE

The property occupies a pleasant position at the end of a cul-de-sac with a triple width block paved driveway frontage providing off road parking for three cars. A side path and gate provides access to the rear garden. To the rear of the property, there is an enclosed garden featuring a paved patio beneath a large pergola, a second undercover seating area, shed and central lawn.

A MODERN UPVC FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

### ENTRANCE HALL

16'0" x 6'1" (4.88m x 1.85m)

With radiator, laminate floor and stairs to the first floor landing.

### DOWNSTAIRS WC

7'5" x 2'6" (2.26m x 0.76m)

Having a low flush WC. Vanity unit with inset wash hand basin with mixer tap, tiled splashbacks and storage cupboard beneath. Radiator and laminate floor.

### OFFICE

15'10" x 7'9" (4.83m x 2.36m)

Previously the single garage now converted to a third reception room. With radiator, laminate

floor, coving to ceiling, wall mounted Baxi combi boiler, double glazed window to the front elevation and UPVC side entrance door.

### LOUNGE

17'8" into bay x 10'11" (5.38m into bay x 3.33m)

With two radiators, coving to ceiling and double glazed bay window to the front elevation.

### DINING ROOM

10'10" x 9'9" (3.30m x 2.97m)

With radiator, laminate floor and double glazed sliding patio door through to the conservatory.

### KITCHEN

15'11" x 9'8" max (4.85m x 2.95m max)

Having wall cupboards, base units and drawers with long brushed metal handles and laminate work surfaces above. Inset 1 1/2 bowl sink with drainer and mixer tap. Integrated double oven, four ring gas hob and extractor hood above. There is ample space for freestanding appliances to include a fridge/freezer, dishwasher, washing machine and tumble dryer. Tiled floor, radiator, eight ceiling spotlights, double glazed window to the rear elevation and UPVC double glazed stable door leads through to the:

### CONSERVATORY

12'6" x 10'1" (3.81m x 3.07m)

With transparent glass roof, laminate floor and French doors leading out onto the rear garden.

### FIRST FLOOR LANDING

With built-in linen cupboard, coving to ceiling and loft hatch.

### MASTER BEDROOM 1

13'3" x 10'7" (4.04m x 3.23m)

With radiator, coving to ceiling and double glazed window to the front elevation.

### EN SUITE

6'8" x 6'6" max (2.03m x 1.98m max)

Having a tiled shower enclosure. Pedestal wash hand basin. Low flush WC. Radiator, part tiled walls, three ceiling spotlights, extractor fan and obscure double glazed window to the front elevation.

### BEDROOM 2

13'8" x 9'9" (4.17m x 2.97m)

With radiator and double glazed window to the rear elevation.

### BEDROOM 3

13'6" x 8'4" (4.11m x 2.54m)

With radiator and double glazed window to the front elevation.

#### **BEDROOM 4**

10'2" x 9'2" (3.10m x 2.79m)

With radiator and double glazed window to the rear elevation.

#### **WET ROOM**

7'11" max x 6'6" (2.41m max x 1.98m)

Having a walk-in shower area with rainfall shower and additional shower attachment. Wall hung Vitra wash hand basin with mixer tap. Low flush WC with enclosed cistern. Heated towel rail, tiled walls, tiled floor, five ceiling spotlights and obscure double glazed window to the rear elevation.

#### **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.



















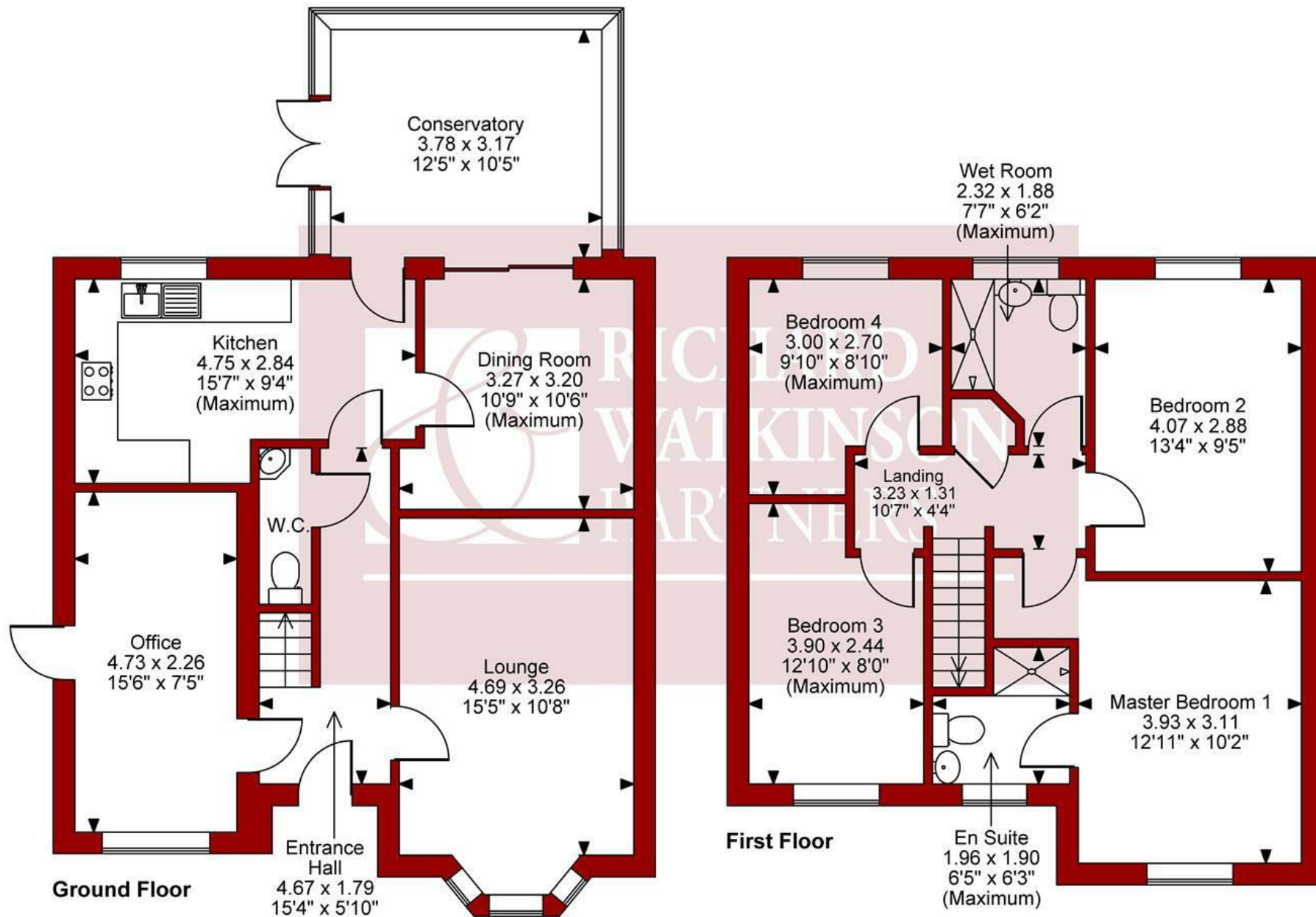








**Maun View Gardens, Sutton-in-Ashfield**  
**Approximate Gross Internal Area**  
**130 SQ M/1400 SQ FT**



**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	76	85
	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	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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