



**6 The Dumbles, Sutton-in-Ashfield,  
Nottinghamshire, NG17 1JX**

**Guide Price £290,000**

**Tel: 01623 626990**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers



- Modern Detached House Built in 1998
- Modern Fixtures & Fittings Throughout
- Two Reception Rooms
- Detached Single Garage
- Small Cul-De-Sac Location
- Three Bedrooms
- En Suite & Family Bathroom
- Large Driveway for Multiple Vehicles
- Rear Garden
- Highly Regarded Ashfield Estate

A modern three bedroom detached house occupying a particularly pleasant position at the end of a small cul-de-sac of only six detached houses in a highly regarded location on the Ashfield estate within close proximity to Ashfield School.

The property was built in 1998 and has been occupied by our clients since 2006. The property is presented in immaculate condition throughout with modern fixtures and fittings, neutral decor and flooring, UPVC double glazing and gas central heating.

The living accommodation comprises an entrance hall, downstairs WC, lounge, dining room and a kitchen. The first floor landing leads to a master bedroom with fitted wardrobes and an en suite. There are two further bedrooms and a family bathroom.

## OUTSIDE

The property stands tucked away at the end of the cul-de-sac with a large tarmac and block paved driveway providing ample off road parking for numerous vehicles. There is a detached single garage equipped with power and light and a low maintenance front garden with side gate and path leading to the rear. To the rear of the property, there is a paved patio, central lawn, ample gravel areas, a garden shed, paths and a decked patio at the end of the garden.

## STORM PORCH

8'0" x 2'9" (2.44m x 0.84m)

A LARGE OPEN FRONTED STORM PORCH WITH QUARRY TILED FLOOR LEADS TO A MODERN COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

## ENTRANCE HALL

8'5" x 7'11" (2.57m x 2.41m)

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

## DOWNSTAIRS WC

4'8" x 3'10" max (1.42m x 1.17m max)

Having a modern two piece white suite comprising a low flush WC. Corner vanity unit with inset wash hand basin with mixer tap, tiled splashbacks and storage cupboard beneath. Chrome heated towel rail, laminate floor, consumer unit and obscure double glazed window to the front elevation.

## LOUNGE

16'2" into bay x 11'2" (4.93m into bay x 3.40m)

Modern electric fire, laminate floor, coving to ceiling and double glazed bay window to the front elevation.

## DINING ROOM

10'4" x 7'6" (3.15m x 2.29m)

With radiator, laminate floor, coving to ceiling and double glazed window to the rear elevation.

## KITCHEN

12'6" x 9'6" (3.81m x 2.90m)

Having modern high gloss cream cabinets comprising wall cupboards with under lighting, base units and drawers with chrome handles and complemented by wood style work surfaces above. Inset sink with drainer and chrome mixer tap. Modern tiled splashbacks. Integrated double oven, four ring induction hob with stainless steel extractor hood above. Integrated microwave and integrated dishwasher. Plumbing for a washing machine and space for fridge/freezer. Tiled floor, fitted peninsula breakfast bar with space for stools underneath. Radiator, double glazed window and door to the rear elevation.

## FIRST FLOOR GALLERIED LANDING

13'7" max x 8'0" (4.14m max x 2.44m)

Airing cupboard housing the hot water cylinder. Loft hatch with ladder attached leads to a partially boarded loft. Radiator and double glazed window to the front elevation.

## MASTER BEDROOM 1

13'1" max into door reveal x 11'1" (3.99m max into door reveal x 3.38m)

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

## EN SUITE

7'1" x 3'10" (2.16m x 1.17m)

Having a modern three piece white suite comprising a tiled shower enclosure with rainfall shower plus pencil shower attachment. Vanity unit with inset wash hand basin with mixer tap, work surfaces to the side and storage cupboard beneath. Low flush WC with enclosed cistern. Tiled floor. Fully tiled walls, chrome heated towel rail, three ceiling spotlights, extractor fan and obscure double glazed window to the side elevation.

## BEDROOM 2

9'11" x 7'10" (3.02m x 2.39m)

Having fitted wardrobes with hanging rails and shelving. Radiator and double glazed window to the rear elevation.

## BEDROOM 3

9'11" max x 6'7" (3.02m max x 2.01m)

With radiator and double glazed window to the rear elevation.

### **FAMILY BATHROOM**

6'3" x 5'5" (1.91m x 1.65m)

Having a modern three piece white suite with chrome fittings comprising a panelled bath with mixer tap and pull out pencil shower attachment. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC. Chrome heated towel rail, tiled floor, fully tiled walls, wall mounted fitted storage cupboard, four ceiling spotlights, extractor fan and obscure double glazed window to the side elevation.

### **DETACHED SINGLE GARAGE**

17'11" x 8'10" (5.46m x 2.69m)

Equipment with power and light. Up and over door. Modern UPVC side entrance 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**

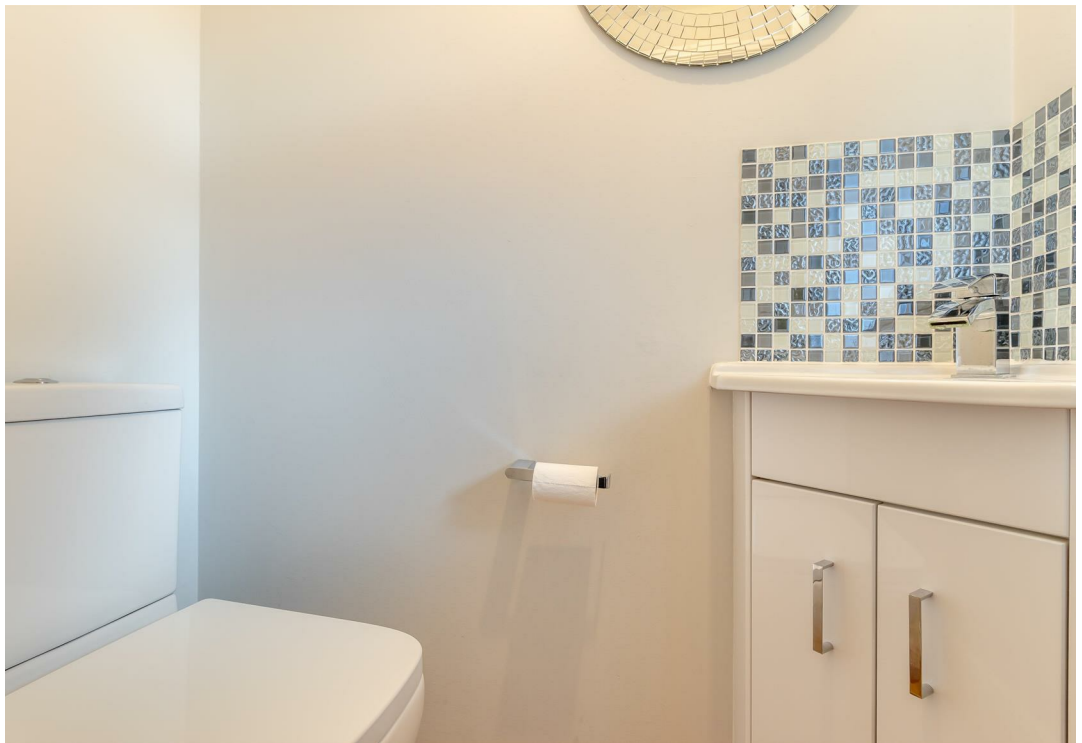
All mains services are connected.

### **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.













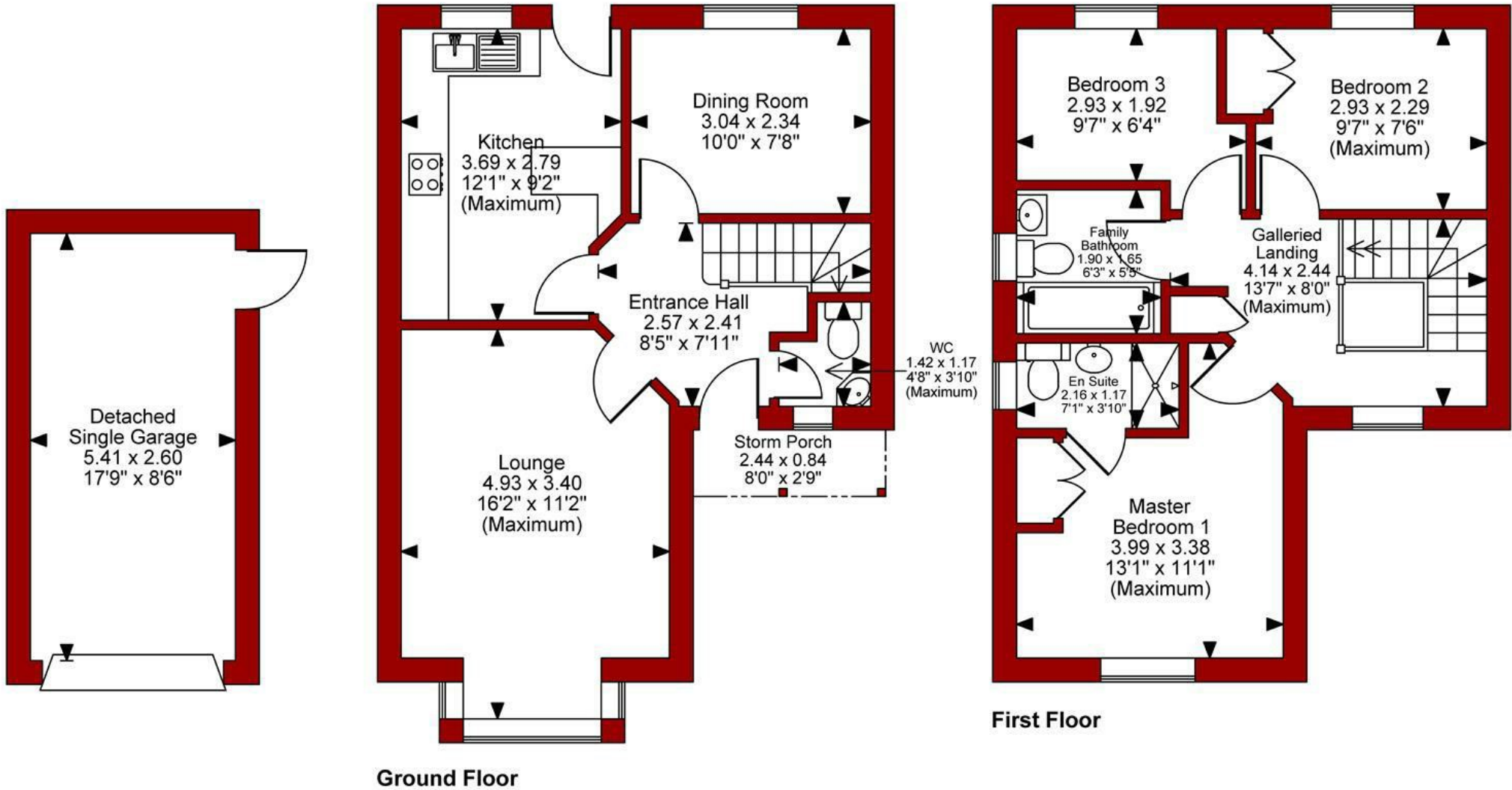








**The Dumbles, Sutton-in-Ashfield**  
**Approximate Gross Internal Area**  
**Main House = 78 SQ M / 844 SQ FT**  
**Detached Single Garage = 14 SQ M / 151 SQ FT**  
**Total = 92 SQ M / 995 SQ FT**



**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		
	<b>65</b>	<b>83</b>
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) <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		
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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1 Albert Street,  
Mansfield NG18 1EA  
Tel: 01623 626990  
Email: mansfield@richardwatkinson.co.uk



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