



6 Hawthorne Close, Stanton Hill, Sutton-in-Ashfield, Nottinghamshire, NG17 3NQ

£460,000

Tel: 01623 626990

 **RICHARD  
WATKINSON**  
PARTNERS  
Surveyors, Estate Agents, Valuers, Auctioneers



- Modern Detached Family House
- 5 Bedrooms
- 2 Reception Rooms
- Low Maintenance Landscaped Rear Garden
- Substantial In-and-Out Driveway
- Spacious Accommodation: 2000 Sq Ft
- 2 En Suites & Family Bathroom
- Large Kitchen/Diner & Utility
- Corner Plot Position
- Integral Double Garage

A spacious, modern, five bedroom detached family home with a substantial block paved in-and-out driveway and an integral double garage in an attractive cul-de-sac setting of good quality detached homes.

The property is presented in excellent condition throughout with gas central heating from a Worcester Bosch Greenstar boiler and UPVC double glazing. The entrance hallway and landing has been recently redecorated and a new trendy stair carpet laid. There are modern and contemporary fixtures and fittings throughout to include a contemporary fitted kitchen with Calacatta quartz worktops. The downstairs cloakroom, en suite and family bathroom have all been refurbished to a high standard and there is neutral decor and flooring, including Karndean flooring to most of the ground floor.

The property offers a spacious layout of accommodation over two floors extending to circa 2000 sq ft. The ground floor layout of accommodation comprises an entrance hall, cloakroom/WC, lounge, separate study, large open plan kitchen/diner, and a utility. The large, L-shaped first floor galleried landing leads to a master bedroom with extensive fitted wardrobes and an en suite. There are four further bedrooms (three with fitted wardrobes), a second en suite and a family bathroom.

The property is conveniently located close to local amenities, popular schools and useful transport links such as the A38 and Junction 27 of the M1 Motorway.

## OUTSIDE

The property occupies a low maintenance and landscaped corner plot set back behind a walled and railings boundary frontage with a substantial block paved in-and-out driveway providing off road parking for numerous vehicles leading to an integral double garage with a remote controlled electric up and over door. There are gates to the side of the property leading to a good sized block paved area round to the rear garden. Beyond here, leads to a low maintenance garden laid to substantial Indian sandstone patio, an adjoining garden store to the other side and a summerhouse with an adjoining undercover decked area to the side. There are external power and light points and an electric car charging point.

UPVC DOUBLE GLAZED FRONT ENTRANCE DOORS PROVIDE ACCESS THROUGH TO THE:

## ENTRANCE HALL

12'6" max x 10'11" max (3.81m max x 3.33m max)

With karndean flooring, radiator, coving to ceiling, double glazed window to the front elevation and stairs to the first floor galleried landing.

## CLOAKROOM/WC

7'0" x 2'9" (2.13m x 0.84m)

Having a modern two piece white suite comprising a low flush WC with enclosed cistern. Vanity unit with inset wash hand basin with chrome mixer tap and storage cupboard beneath. Panelled walls, two ceiling spotlights and obscure double glazed window to the front elevation.

## STUDY

11'6" max x 10'10" (3.51m max x 3.30m)

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

## LOUNGE

22'9" x 10'11" (6.93m x 3.33m)

Having a 5kw log burner with granite hearth, karndean flooring, two radiators, recessed lighting with ceiling spotlights, double glazed window to the front elevation and sliding patio door leading out onto the rear garden.

## OPEN PLAN KITCHEN/DINER

24'6" x 11'5" (7.47m x 3.48m)

Having contemporary navy blue shaker cabinets comprising wall cupboards with under lighting, base units and drawers complemented by Calacatta quartz worktops. Inset 1 1/2 bowl Villeroy & Boch ceramic sink with brass mixer tap. Two integrated Bosch ovens, an oversized four ring induction hob with contemporary extractor hood above. Peninsula island with space for stools underneath. Space for an American style fridge/freezer. Cupboard housing the Worcester Bosch Greenstar central heating boiler. Karndean floor, radiator, ample ceiling spotlights, coving to ceiling, double glazed window to the rear elevation and French doors lead out onto the rear garden.

## UTILITY ROOM

8'1" x 5'11" (2.46m x 1.80m)

A continuation from the kitchen with matching navy blue shaker cabinets comprising wall and base units complemented by Calacatta quartz worktops. Inset Villeroy & Boch ceramic sink with brass mixer tap. Karndean flooring, coving to ceiling, double glazed window to the rear elevation, double glazed rear door leading out onto the rear garden and personal door through to the double garage.

## FIRST GALLERIED LANDING

12'2" x 9'10" (3.71m x 3.00m)

(Plus 14'7" x 3'1"). With radiator, coving to ceiling and double glazed window to the front elevation.

## MASTER BEDROOM 1

14'5" x 12'11" (4.39m x 3.94m)

Having extensive fitted wardrobes with hanging rails and shelving, plus dressing table with glass top and ample drawers beneath. Four ceiling spotlights, coving to ceiling and double glazed window to the front elevation.

### EN SUITE

10'10" max into alcove x 7'10" (3.30m max into alcove x 2.39m)

Having a contemporary three piece white suite comprising a walk-in shower with large rainfall ceiling mounted shower. Vanity unit with inset wash hand basin with mixer tap, quartz marble style work surfaces and storage cupboard beneath. Low flush WC. Marble style tiled floor, electric underfloor heating, six ceiling spotlights, alcove area with tiled shelving, radiator, heated mirror with inset LED lighting and obscure double glazed window to the rear elevation.

### BEDROOM 2

15'7" x 14'1" (4.75m x 4.29m)

A second double bedroom with a dual aspect, having fitted wardrobes with hanging rails and shelving. Radiator and double glazed windows to the front and rear elevations.

### EN SUITE

6'9" x 5'4" (2.06m x 1.63m)

Having a modern shower with built-in radio and body jets. Low flush WC. Vanity unit with inset wash hand basin with mixer tap. Radiator, vinyl floor and velux roof to the rear elevation.

### BEDROOM 3

14'2" x 8'8" (4.32m x 2.64m)

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

### BEDROOM 4

11'0" max x 7'10" (3.35m max x 2.39m)

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

### BEDROOM 5

10'6" max x 7'11" (3.20m max x 2.41m)

Currently utilised as a dressing room, having fitted wardrobes with double hanging rails and shelving. Coving to ceiling, radiator and double glazed window to the rear elevation.

### FAMILY BATHROOM

8'2" max x 7'11" (2.49m max x 2.41m)

Having a contemporary three piece white suite comprising a panelled bath with Mira electric shower over. Vanity unit with inset wash hand basin with mixer tap, marble style quartz worktops and storage cupboards beneath. Low flush WC. Tiled floor, five ceiling spotlights, extractor fan and obscure double glazed window to the rear elevation.

### INTEGRAL DOUBLE GARAGE

23'2" max x 17'9" (7.06m max x 5.41m)

Equipped with power and light. Plumbing for a washing machine. Remote controlled electric up and over door. Water tap and obscure UPVC double glazed window to the rear elevation. Personal door through to the utility room.

### ADJOINING GARDEN STORE

12'6" x 3'4" (3.81m x 1.02m)

With tiled floor and light point.

### SUMMERHOUSE

Equipped with power and light. Adjoining undercover decked patio with storage cupboards.

### COUNCIL TAX

Ashfield District Council - Band E.

### 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.



































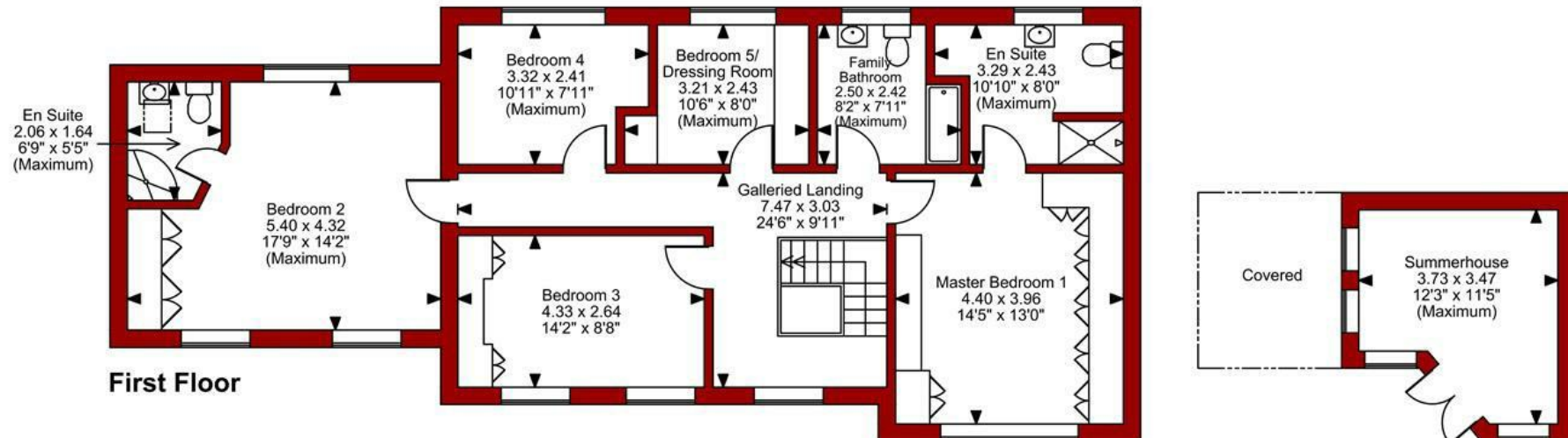
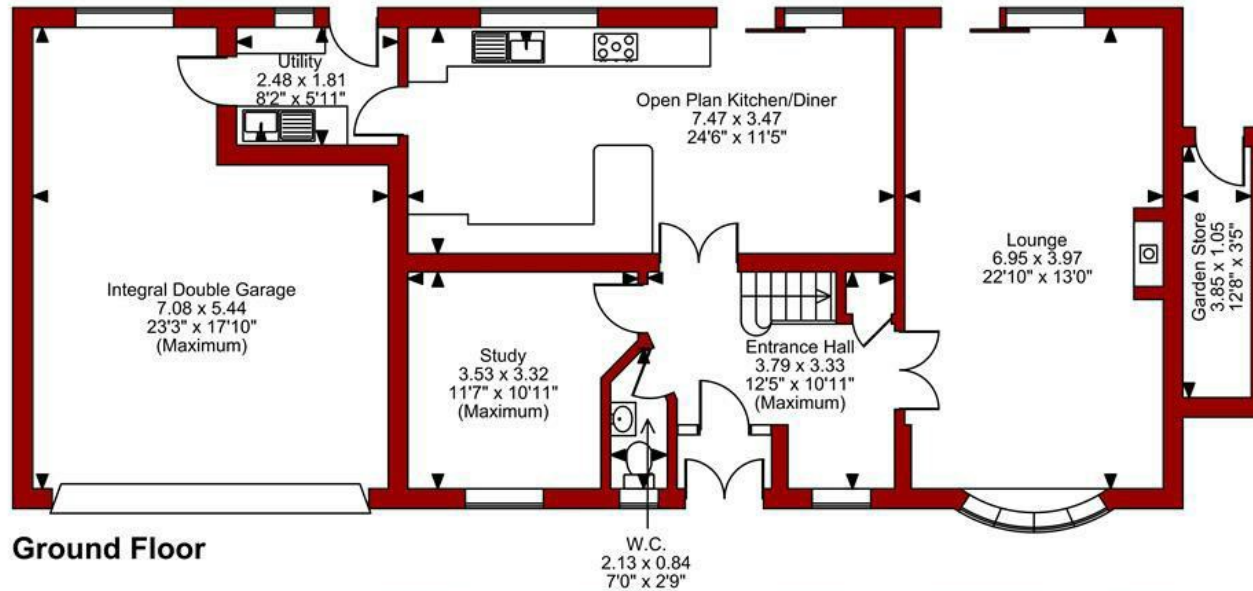








**Hawthorne Close, Sutton-in-Ashfield**  
**Approximate Gross Internal Area**  
**Main House = 186 Sq M/1999 Sq Ft**  
**Integral Double Garage = 33 Sq M/356 Sq Ft**  
**Garden Store & Summerhouse = 15 Sq M/160 Sq Ft**  
**Total = 234 Sq M/2515 Sq Ft**



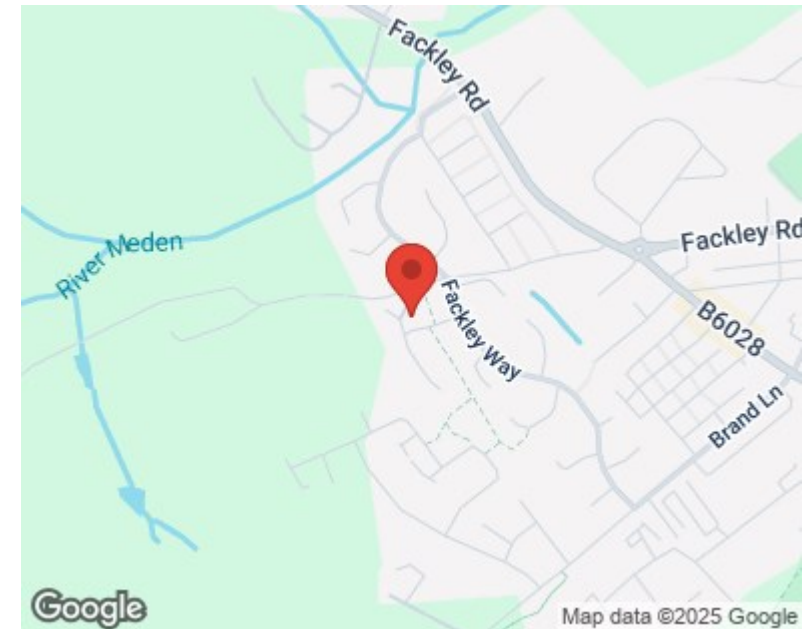
**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
	74	80
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



**RICS**



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