



3 Fulwood Wynd, Sutton-in-Ashfield,  
Nottinghamshire, NG17 1EF

Stamp Duty Paid £625,000

Tel: 01623 626990

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

- Brand New Development
- Spacious Layout: 2,241 Sq Ft
- 5 Double Bedrooms & 2 Reception Rooms
- Open Plan Living/Dining/Kitchen & Utility
- Wonderful Open Rear Views
- Only 6 Detached Family Houses
- Underfloor Heating to GF & FF
- 2 En Suites & Family Bathroom
- Integral Double Garage
- Gated & Private Location

**\*\*Stamp duty paid incentive offered on number 3 and 4 Fulwood Wynd.\*\***

A stunning brand new development of only six, large detached houses built by a local developer to a striking traditional and gabled design, situated on a gated and private driveway bordering to open countryside with wonderful rear views.

Each property is finished to an exceptional high standard throughout and buyers who get in early will have a choice of fixtures and fittings such as kitchen, quartz work surfaces, tiles, carpets and flooring. The property has a B EPC rating and benefits from UPVC double glazing and underfloor heating to both the ground and first floors from an air source heat pump.

No. 3 Fulwood Wynd is nearing completion anticipated for September/October 2025. The property provides a spacious family layout of accommodation L-shaped in configuration extending to circa 2,241 sq ft with five double bedrooms, three bath/shower rooms and two reception rooms. The ground floor layout comprises an entrance hall with partially vaulted ceiling feature, cloakroom, living room, separate snug, open plan living/dining kitchen and a utility room. The first floor galleried landing leads to a large master bedroom with en suite, four further double bedrooms, a Jack & Jill en suite and a family bathroom.

Fulwood Wynd is located off the main A38 and accessed from Alfreton Road (no through road) down a shared private driveway with electric gated entrance. The properties are set well back from the road in a superb, commanding and elevated position with wonderful open rear views. There is a front garden adjacent to a double width block paved driveway which leads to an integral double garage. To the rear of the property, there is a substantial sandstone terrace patio, further garden area laid to grass, and gated access leads to amenity land shared with the other five properties. A management company has been formed for shared maintenance of the entrance gates and private road.

## SPECIFICATION

### BUILDING

- Heritage brick.
- Rosemary clay tiles.
- Stone cills to front of house with brick detail above windows.
- Brick details to rear windows.
- Remote controlled electric garage door.
- Air source heat pump.

- Oak veneered internal doors.
- Oak staircase with modern glass panels.
- Underfloor heating throughout to both the ground and first floors.

### KITCHEN

- Choice of cabinets.
- Central island with space for stools beneath.
- Choice of quartz worktops with matching upstands and also fitted to windowsill.
- Two integrated electric ovens.
- Integrated induction hob with built-in down draught extractor.
- Integrated fridge/freezer.
- Integrated dishwasher.
- Large UPVC French doors with side panels leading out onto a large sandstone terrace patio.

### BATHROOM & EN SUITE

- Choice of tiles (if not already fitted).
- High quality, contemporary sanitaryware complemented by chrome fittings.
- Back to wall free standing bath.

### LIVING ROOM

- Log burning stove.
- Large UPVC French doors with side panels leading out onto a large sandstone terrace patio.

### EXTERIOR

- Double width block paved driveway.
- Sandstone terrace and paths.
- Gardens fully grassed.
- Oak entrance porch.
- Hot and cold taps.
- Private gated development.
- Includes shared ownership of amenity land to rear of the six properties.
- Waste water on a shared pump to mains drainage.
- A management company is in place for shared maintenance of the entrance gates and private road.

AN OPEN FRONTED BRICK AND OAK STORM PORCH LEADS TO A COMPOSITE FRONT ENTRANCE DOOR PROVIDING ACCESS THROUGH TO THE:

### ENTRANCE HALL

14'2" x 11'7" (4.32m x 3.53m)

### CLOAKROOM

9'5" x 3'6" (2.87m x 1.07m)

### SNUG/OFFICE

13'3" x 9'10" (4.04m x 3.00m)



### LOUNGE

16'7" x 13'3" (5.05m x 4.04m)

Log burner French doors.

### OPEN PLAN LIVING/DINING/KITCHEN

27'6" x 13'0" max (8.38m x 3.96m max)

### UTILITY

9'3" x 6'2" (2.82m x 1.88m)

### FIRST FLOOR GALLERIED LANDING

### MASTER BEDROOM 1

19'6" max x 16'7" (5.94m max x 5.05m)

### EN SUITE

7'0" x 6'11" (2.13m x 2.11m)

### BEDROOM 2

13'3" x 11'0" (4.04m x 3.35m)

### JACK & JILL EN SUITE

9'8" x 4'0" (2.95m x 1.22m)

### BEDROOM 3

13'3" x 11'0" (4.04m x 3.35m)

### BEDROOM 4

13'8" x 10'10" (4.17m x 3.30m)

### BEDROOM 5

13'5" x 10'11" (4.09m x 3.33m)

### FAMILY BATHROOM

9'7" x 8'4" (2.92m x 2.54m)

### INTEGRAL DOUBLE GARAGE

19'7" x 18'11" (5.97m x 5.77m)

### NB

Please note, the internal images and rear garden photos shown on these details are from another plot on the development and are to give an impression of a finished property.

### 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 07817-283-521.

### TENURE DETAILS

The property is freehold with vacant possession upon completion.

### SERVICES DETAILS

Mains water and electricity are connected. Shared pumped system connecting to mains drainage. Air source heat pump with underfloor heating to both the ground and first floors.

### 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.

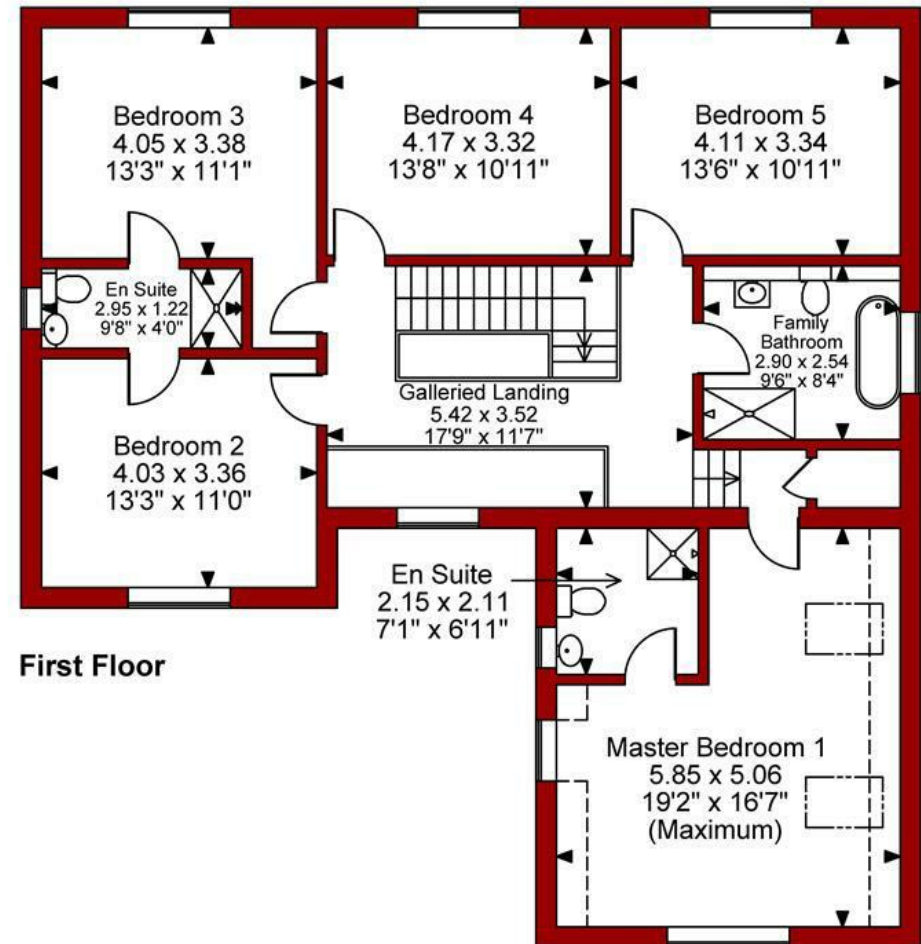
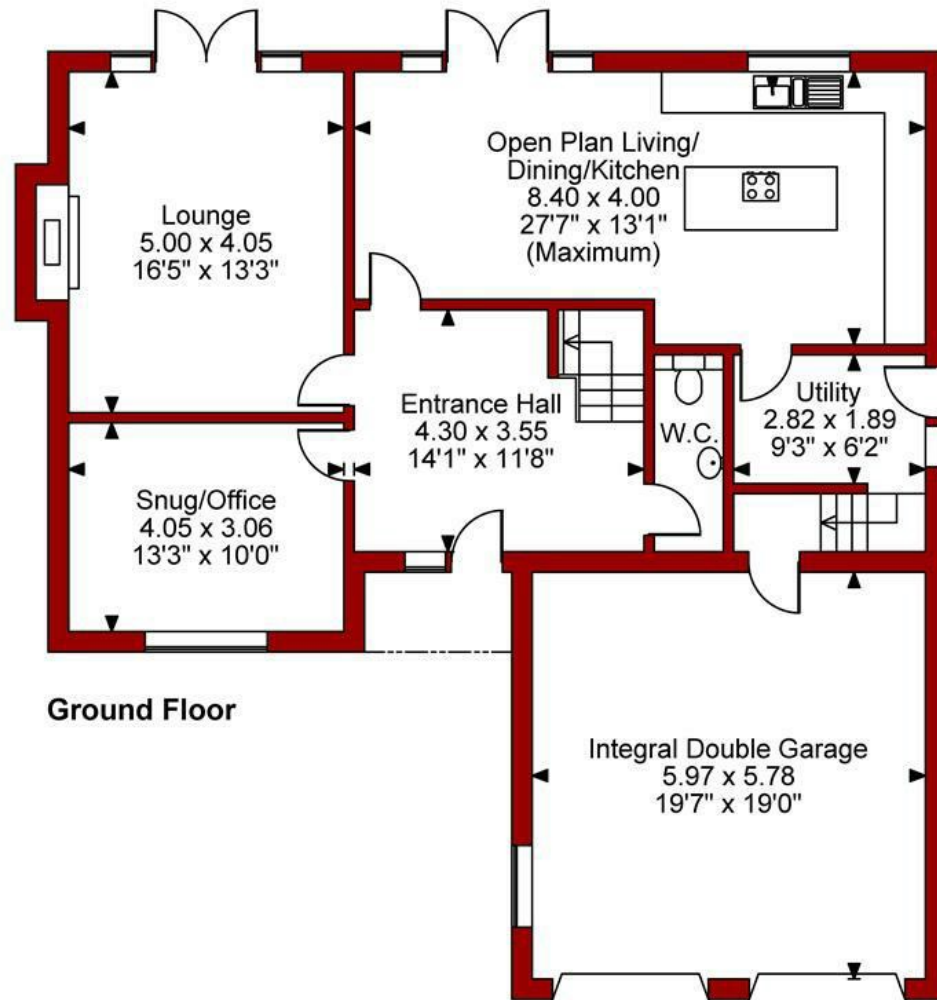
### FIXTURES & FITTINGS

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.





**Fulwood Wynd, Sutton-in-Ashfield**  
**Approximate Gross Internal Area**  
**Main House = 208 SQ M/2241 SQ FT**  
**Integral Double Garage = 35 SQ M/371 SQ FT**  
**Total = 243 SQ M/2612 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



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		
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



**RICS**



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