



**1 Broadleaf Close, Sutton-in-Ashfield,  
Nottingham, Nottinghamshire, NG17 1NG**

**£320,000**

**Tel: 01623 626990**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Detached House Built in 2021
- Three Good Sized Bedrooms
- Kitchen/Diner & Utility
- High Specification Throughout
- Private Gated Development
- Striking Barn Style Design
- En Suite & Family Bathroom
- Underfloor Heating (GF)
- Double Width Block Paved Driveway
- One of Only Five Dwellings

We have the privilege of presenting to the market this fantastic opportunity to acquire a double fronted, modern three bedroom detached house built to a striking barn style design, located in a private gated development of only five dwellings set back off Alfreton Road.

The property was built by Great Oak Developments in 2021 to a high specification throughout with neutral decor and good quality flooring, contemporary kitchen with integrated appliances and French doors, LED lighting, internal oak doors, modern sanitaryware, UPVC double glazing and gas central heating (underfloor heating to the ground floor and radiators upstairs).

The property is presented in immaculate condition throughout with ground floor living accommodation comprising an entrance hall, downstairs WC, dual aspect lounge, kitchen/diner and a utility. The first floor landing leads to a master bedroom with an en suite. There are two further bedrooms and a family bathroom.

## OUTSIDE

The property is set back behind a brick walled frontage to Alfreton Road with remote controlled electric gates opening to a shared private driveway which leads to the property's own double width block paved driveway. There is a good sized lawned garden to the other side of the house, sandstone paving to the rear and to each side and a block paved pathway leads to the main entrance door.

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

## ENTRANCE HALL

9'1" x 7'0" (2.77m x 2.13m)

With underfloor heating, two ceiling spotlights and stairs to first floor landing.

## DOWNSTAIRS WC

5'10" x 3'2" (1.78m x 0.97m)

Having a modern two piece white suite comprising a low flush WC. Vanity unit with inset wash hand basin with mixer tap, tiled splashback and storage cupboard beneath. Extractor fan, underfloor heating and two ceiling spotlights.

## LOUNGE

18'5" x 10'3" (5.61m x 3.12m)

Having a log burner style electric fire with slate hearth. Underfloor heating, eight ceiling spotlights and double glazed windows to the front and side elevations.

## KITCHEN/DINER

18'5" x 10'2" (5.61m x 3.10m)

Having a superbly appointed fitted kitchen in graphite grey contemporary cabinets comprising wall cupboards with under lighting, base units and drawers complemented by quartz effect worktops above. Integrated double oven/grill, five ring gas hob and contemporary extractor hood above. Integrated fridge/freezer and dishwasher. There is a peninsula island with ample work surfaces and space for stools beneath. Underfloor heating, eight ceiling spotlights, double glazed windows to the front and side elevations and French doors leading out onto the garden.

## UTILITY

7'0" x 5'3" (2.13m x 1.60m)

A continuation from the kitchen, having contemporary graphite grey cabinets comprising wall and base units complemented by quartz worktops. Inset stainless steel sink with drainer and mixer tap. Cupboard housing the underfloor heating manifold and housing the Worcester gas central heating boiler. Plumbing for a washing machine, built-in storage cupboard and double glazed window to the rear elevation.

## FIRST FLOOR GALLERIED LANDING

12'6" x 6'6" (3.81m x 1.98m)

With three ceiling spotlights and large velux roof window to the front elevation.

## MASTER BEDROOM 1

12'7" x 10'2" (3.84m x 3.10m)

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

## EN SUITE

7'2" x 5'4" (2.18m x 1.63m)

Having a modern three piece white suite with chrome fittings comprising a tiled shower enclosure with rainfall shower. Vanity unit with inset wash hand basin with mixer tap, tiled splashback and storage cupboard beneath. Low flush WC. Two ceiling spotlights, extractor fan and velux roof window to the rear elevation.

## BEDROOM 2

10'8" x 9'0" (3.25m x 2.74m)

With radiator, four ceiling spotlights, two velux roof windows to the rear elevation and double glazed window to the side elevation.

## BEDROOM 3

10'9" x 8'11" (3.28m x 2.72m)

With radiator, four ceiling spotlights, loft hatch and double glazed window to the front elevation.

## FAMILY BATHROOM

9'7" x 5'5" (2.92m x 1.65m)

Having a modern three piece white suite with chrome fittings comprising a P-shaped panelled

bath with mixer tap and rainfall shower over plus additional shower attachment. Pedestal wash hand basin with mixer tap. Low flush WC. Modern part tiled walls, Chrome heated towel rail, two ceiling spotlights, extractor fan and velux roof 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.









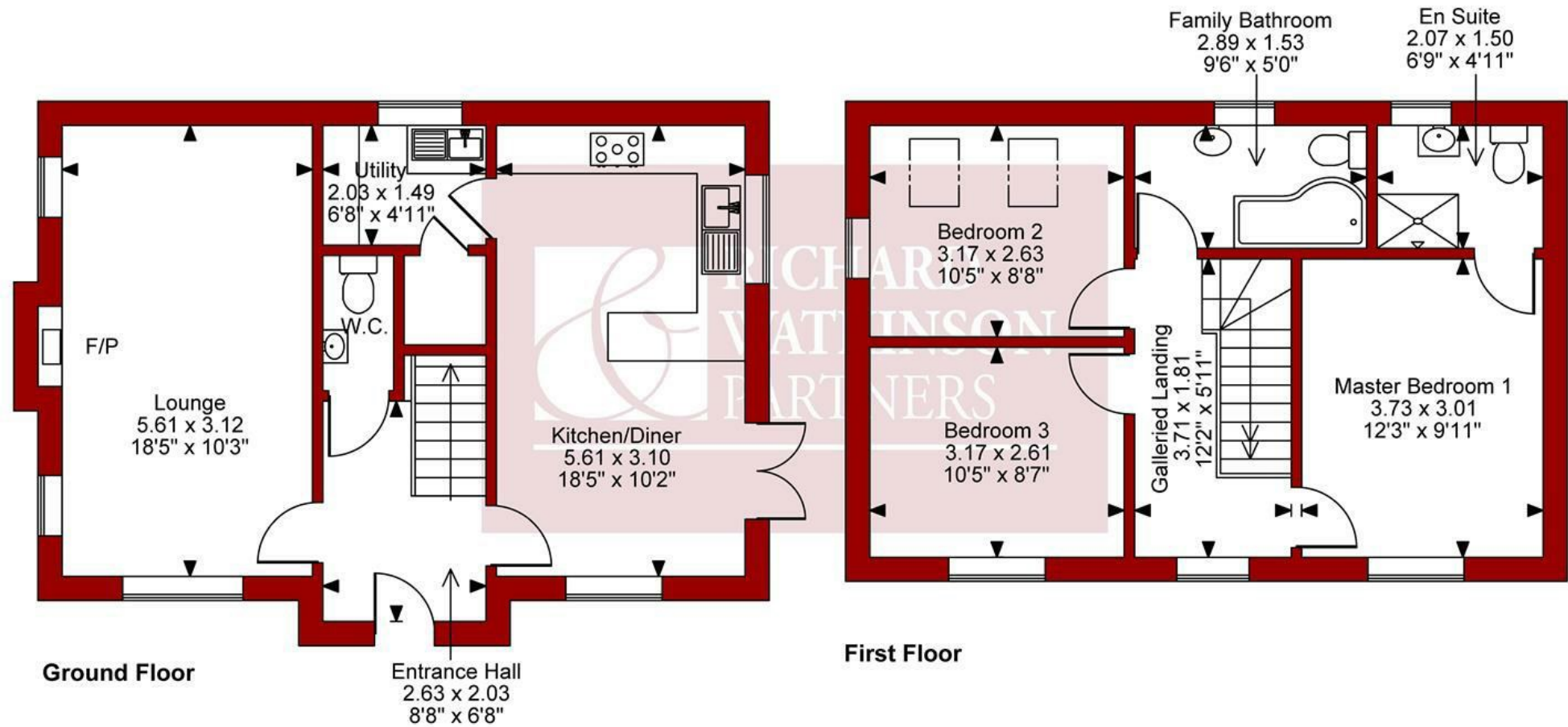






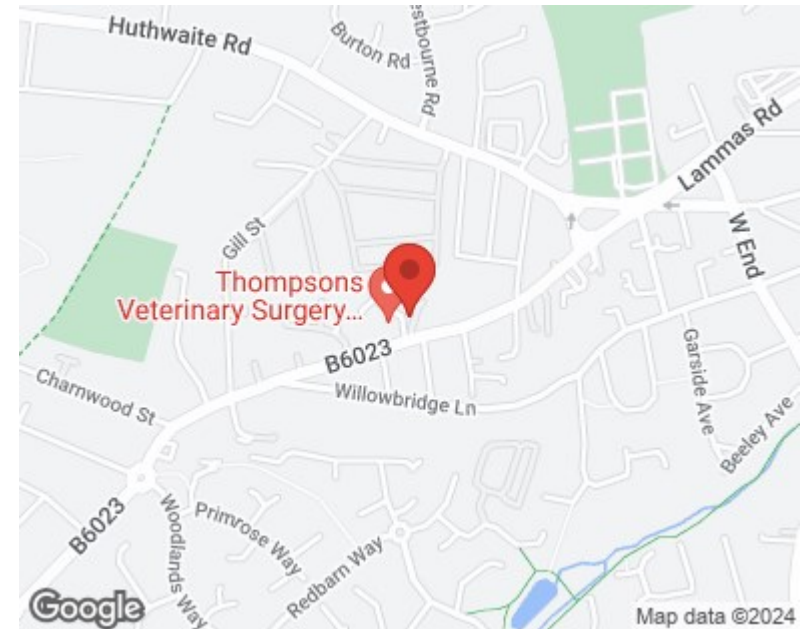
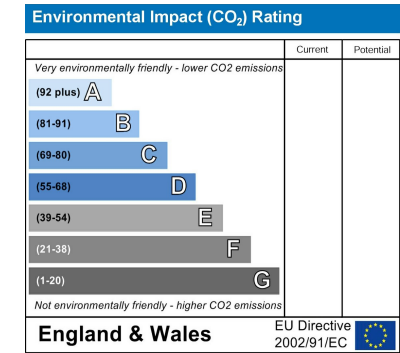
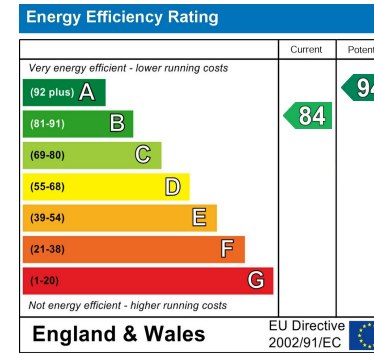


**Broadleaf Close, Sutton-in-Ashfield**  
Approximate Gross Internal Area  
99 SQ M/1068 SQ FT



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

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



*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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