25 Mapleton Way, Sutton-In-Ashfield, Nottinghamshire, NG17 4NQ

£245,000

Tel: 01623 626990

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Extended Semi Detached Family House
- Beautifully Appointed Throughout
- Modern En Suite & Bathroom
- Kitchen/Diner with Integrated Appliances
- Double Width Driveway & Garage Store
- Two Storey Side Extension
- Four Bedrooms
- Separate Lounge & Office
- Utility & Downstairs WC
- Popular Cul-De-Sac Location

An extended four bedroom semi detached family house presented in immaculate condition throughout, located on an established cul-de-sac in a popular area close to amenities and the transport network.

The property was originally a three bedroom house before being extended to the side at both ground and first floor level adding a fourth bedroom, an en suite, downstairs WC, a utility and an office.

The property has gas central heating and UPVC double glazing. The ground floor accommodation comprises an entrance hall, utility room, downstairs WC, office, modern kitchen/diner with integrated appliances and a beautifully appointed lounge with recently installed fitted cabinets and display shelving. The first floor landing leads to a master bedroom with fitted wardrobes and a modern en suite. There are three further bedrooms and a modern family bathroom.

OUTSIDE

There is a double width driveway leading to a garage store with a remote controlled electric roller door. The front garden is laid to artificial lawn with hardstanding path across the front of the lounge window. To the rear of the property, there are ample artificial lawns and a decked patio. Beyond here, steps lead up to three tiered garden sections mainly laid to lawn with plants and retaining stone walled boundaries.

A UPVC FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

6'3" x 5'2" (1.91m x 1.57m)
With attractive panelled walls, radiator, herringbone vinyl floor and stairs to the first floor landing.

LOUNGE

14'2" max x 13'8" (4.32m max x 4.17m)
Having extensive fitted display shelving and four, floor level double cabinets either side of a central chimney breast with recess space for an electric log burner style fire with modern oak style mantle above. There is also further cabinets and display shelving to the other side of the room beneath the staircase, a vertical radiator and double glazed window to the front elevation.

KITCHEN/DINER

15'9" x 8'7" (4.80m x 2.62m)
Having modern white cabinets with contrasting modern black handles comprising wall cupboards with under lighting, base units and drawers with wood style laminate work surfaces and matching upstands. Under mount ceramic sink with brushed black matte mixer tap. Integrated single electric oven, four ring gas hob, tiled splashbacks and extractor hood above. Further integrated appliances include a dishwasher, fridge and a separate freezer. Herringbone vinyl flooring, radiator, coving to ceiling, double glazed window to the rear elevation and French doors leading out onto the rear garden.

UTILITY

9'6" x 6'8" (2.90m x 2.03m)
Having modern shaker cabinets complemented by chrome doorknobs comprising wall and base units, wood style laminate work surfaces and an under mount ceramic sink with brushed chrome mixer tap. Integrated fridge/freezer. Plumbing for a washing machine and space for a tumble dryer above in a stacked formation. Ceiling spotlights and vinyl flooring.

DOWNSTAIRS WC

3'9" x 3'5" (1.14m x 1.04m)
Having a modern two piece white suite comprising a low flush WC. Vanity unit with inset wash hand basin with chrome mixer tap and storage cupboard beneath. Vinyl flooring.

OFFICE

6'9" x 6'1" (2.06m x 1.85m)
With double glazed window and patio door to the rear elevation leading out onto the garden.

FIRST FLOOR LANDING

8'3" x 8'2" (2.51m x 2.49m)

MASTER BEDROOM 1

11'4" x 10'1" (3.45m x 3.07m)
Having ample fitted wardrobes with hanging rails and shelving. Radiator, coving to ceiling and double glazed window to the rear elevation.

EN SUITE

6'1" x 5'3" (1.85m x 1.60m)
Having a modern three piece white suite with chrome fittings comprising a walk-in shower enclosure with rainfall shower plus additional shower handset. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC with enclosed cistern. Four ceiling spotlights, radiator, vinyl flooring and obscure double glazed window to the rear elevation.

BEDROOM 2

11'3" x 9'1" max (3.43m x 2.77m max)
Having a built-in wardrobe with hanging rail and shelving. Radiator, loft hatch and double glazed window to the front elevation.

BEDROOM 3
10'6" x 6'11" (3.20m x 2.11m)
Having a built-in storage cupboard, radiator and double glazed window to the front elevation.

BEDROOM 4
7'10" x 6'6" (2.39m x 1.98m)
With radiator and double glazed window to the front elevation.

FAMILY BATHROOM
6'7" x 5'11" (2.01m x 1.80m)
Having a modern three piece white suite with chrome fittings comprising a P-shaped panelled bath rainfall shower plus additional shower handset. Vanity unit with inset wash hand basin with storage cupboard beneath. Low flush WC with enclosed cistern. Chrome heated towel rail, four ceiling spotlights, radiator and obscure double glazed window to the rear elevation.

GARAGE STORE
7'0" x 3'2" (2.13m x 0.97m)
With power and light point. Remote controlled electric roller 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 07817-283-521.

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.

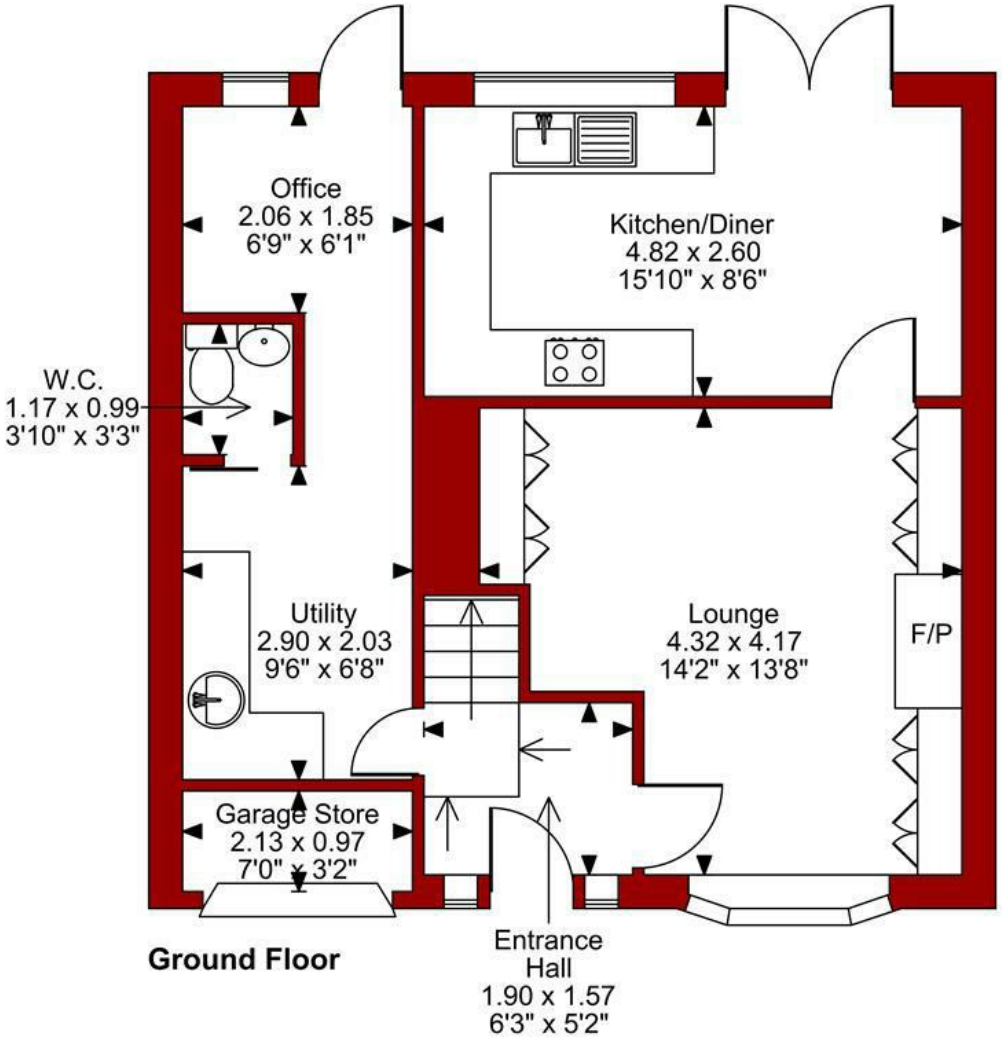
AESTHETIC

a little bit of crazy

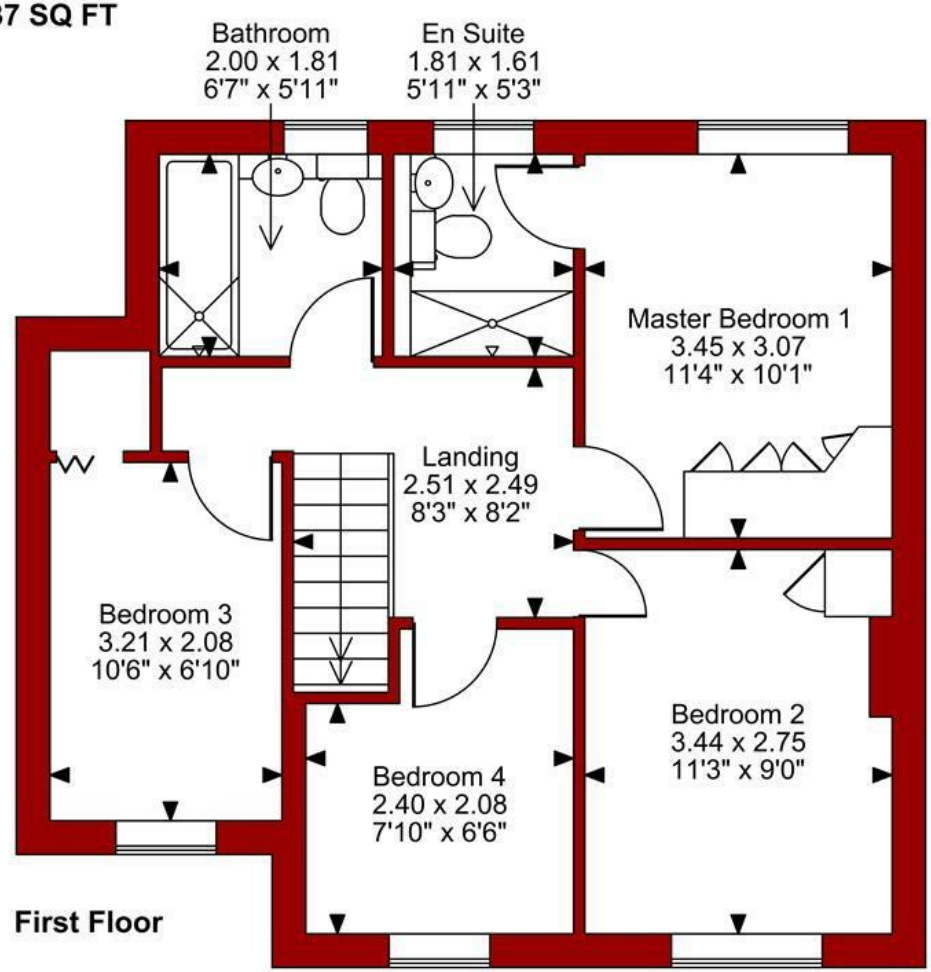
beko

MR
MRS
FRESH FLOWER
SEEDS · STEMS

Mapleton Way, Sutton-in-Ashfield
Approximate Gross Internal Area
Main House = 94 SQ M /1017 SQ FT
Garage Store = 2 SQ M /20 SQ FT
Total = 96 SQ M /1037 SQ FT

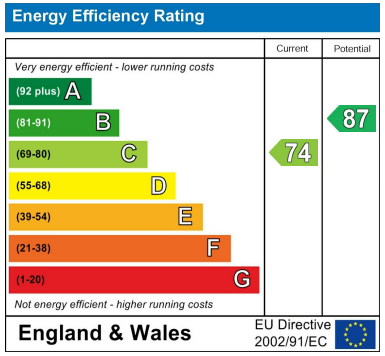


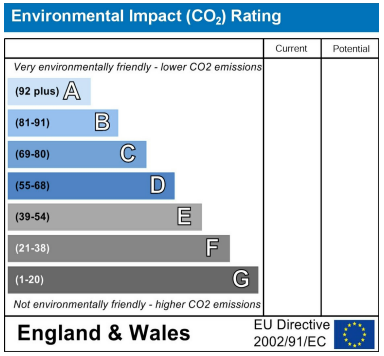
Ground Floor



First Floor

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





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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
The Property Ombudsman

Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
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