

Home 2 Sell

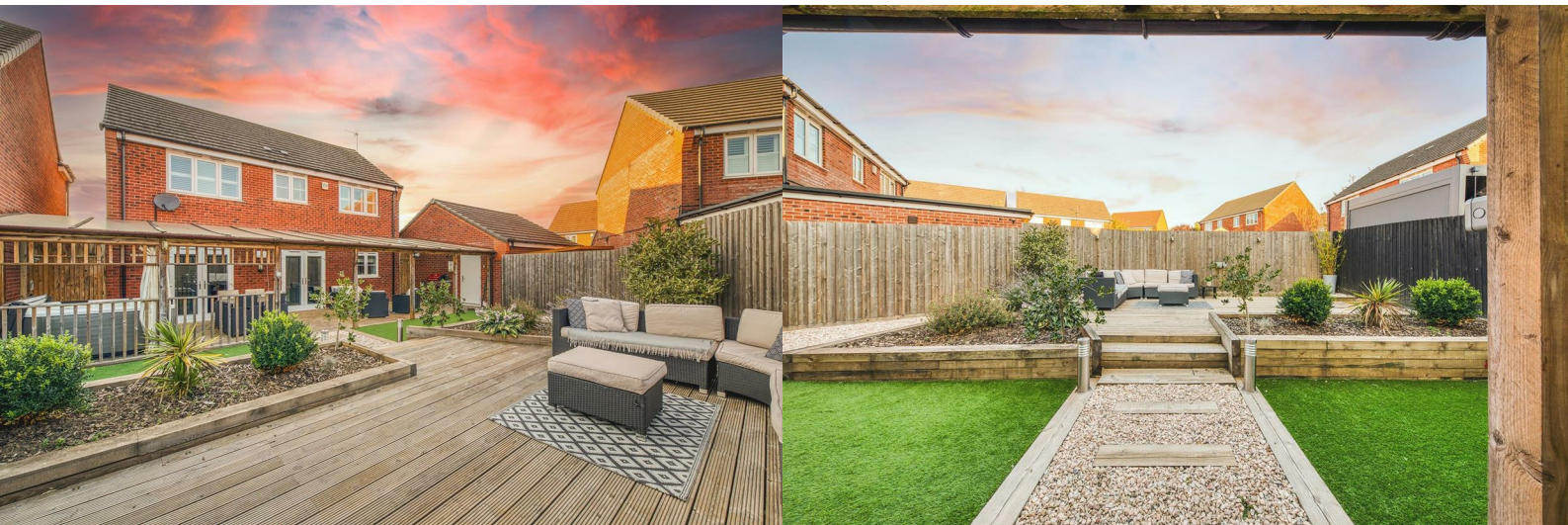
Quality Service For Less



14 Carnelian Drive

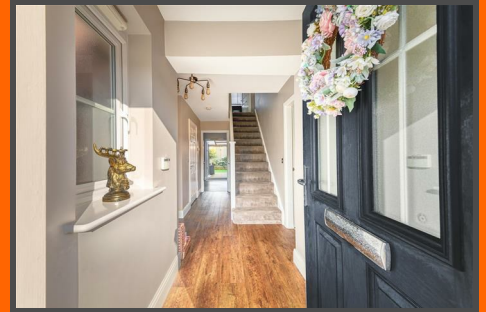
Sutton-In-Ashfield, NG17 1NY

Offers Over £399,000



Occupying an enviable position at the end of a cul-de-sac opposite an open green is this stylish and attractive gable-fronted, modern four bedroomed detached executive residence which represents an excellent opportunity for the discerning purchaser, looking to acquire a beautifully presented and maintained family home. Supplemented by PVCu double glazing and gas central heating, a recommended internal inspection will reveal; entrance hall, guest cloakroom WC, study, lounge with walk-in bay window and feature fireplace, open plan kitchen dining room with range cooker, built-in appliances and a separate utility room. The first floor landing leads to a spacious principal bedroom with recently fitted en suite shower room, three further well proportioned bedrooms and a family bathroom. Outside to the front a low maintenance fore garden with lawn and block paved pathway to the front door. Having a tarmac double width driveway leading to the garage which provides ample off road parking. A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect having a wooden veranda with a decking extending the full width of the property with a hot tub and giving way to a most impressive garden with artificial lawns, raised well stocked borders and a further decking sun terrace. Viewing Essential.

DRAFT DETAILS SUBJECT TO CHANGE AND VENDOR APPROVAL.



Entrance Hall

The property is entered via a composite door with glazed inserts, PVCu double glazed opaque window the side elevation, having quality wood grain effect Karndean flooring, central heating radiator, useful under stairs storage and ceiling light. Stairs off to the first floor landing.

Guest Cloakroom WC

Having a two piece suite comprising of a close couple WC and a pedestal hand wash basin with complimentary splash back tiling. Wood grain effect Karndean flooring, central heating radiator and ceiling light.

Lounge

17'9" x 11'1" (5.43m x 3.39m)

This generously proportioned room has a walk in bay PVCu double glazed window to the front elevation, Having an Edwardian style fireplace with an electric fire set on a granite hearth with matching back drop and surround. Two central heating radiators, two ceiling lights, television point and double doors through to the:

Kitchen Dining Room

29'2" x 8'7" (8.91m x 2.62m)

Having a recently fitted kitchen comprising of a range of base wall and matching drawer units with quartz effect work surfaces incorporating a one and a half sink drainer unit with chrome Swan neck mixer tap. Smeg range cooker with a gas hob and stainless steel splash back and extractor canopy over. Space and plumbing for an American style fridge freezer, recessed ceiling lighting, Karndean wood grain effect flooring and integrated dishwasher. Having a column radiator, two PVCu double doors to the rear garden aspect and ceiling light. The dining area has matching fitted base and wall units with quartz effect work surfaces over and Television point.

Utility

7'8" x 5'5" (2.35m x 1.67m)

Having matching wall and base units with an inset stainless steel sink with drainer and mixer tap. Space and plumbing for an automatic washing machine, space for a tumble dryer, recently fitted Worcester gas boiler which services the domestic hot water and central heating system. Ceramic tiled flooring, central heating radiator, extractor fan and composite door with glazed insert to the side elevation.

Study

7'9" x 6'5" (2.37m x 1.98m)

Having beautifully appointed contemporary bespoke fitted furniture

comprising desk, storage cupboards and drawers. Central heating radiator and a PVCu double glazed window to the front elevation.

To the first floor landing

With airing cupboard housing the pressurised hot water cylinder. Central heating radiator and access to the loft void. (Being boarded)

Principal Bedroom

18'1" x 11'1" (5.53m x 3.39m)

This generously proportioned room is well appointed with bespoke fitted furniture comprising wardrobes with hanging rails, shelving and drawers. There are also two bed side tables, storage cupboards and dressing table. Two central heating radiators, ceiling light and a PVCu double glazed window to the front elevation enjoying a fine aspect and view over the open green.

En suite Shower Room

Being recently refitted with a three piece suite comprising of close couple WC, wall mounted fitted vanity hand wash basin with drawer and a walk in shower having a thermostatically controlled shower with rain head and hand held attachment. Having complimentary marble effect wall panelling, chrome ladder style heated towel rail, PVCu double glazed opaque window, extractor fan, ceiling light and wood grain effect flooring.

Bedroom Two

11'2" x 10'0" (3.42m x 3.05m)

Having a PVCu double glazed window to the front elevation, central heating radiator and ceiling light. Having beautifully appointed bespoke fitted furniture comprising wardrobes with hanging rails, shelving and drawers.

Bedroom Three

10'0" x 10'0" (3.06m x 3.07m)

Having a PVCu double glazed window to the rear elevation, complimentary hand painted wall panelling, central heating radiator and ceiling light.

Bedroom Four

8'9" reducing 5'9" x 7'4" extending 11'1" (2.69m reducing 1.76m x 2.26m extending 3.39m)

Having a PVCu double glazed window to the rear elevation, central heating radiator and ceiling light.

Family Bathroom

Having a modern three piece suite comprising a bath with panelled side and thermostatically controlled shower over, pedestal hand wash

basin with chrome mixer tap. and a close couple WC. Complimentary wall tiling, chrome heated towel rail, shaver point, extractor fan, vinyl wood grain effect flooring and a PVCu opaque double glazed window to the rear elevation.

Outside

The property sits in a prominent position towards the end of a cul-de-sac opposite an 'open green' space. To the front is a low maintenance fore garden with lawn and block paved pathway leading to the front door. Having a tarmac double width driveway leading to the garage which provides ample off road parking. A special feature of the sale is the delightful rear garden which enjoys a most pleasant aspect having a wooden veranda having a substantial decked area (39'3" x 12'4") extending the full width of the house with a polycarbonate roof covering. Having a hot tub which is included with the sale and giving way to a most impressive garden with artificial lawns, raised well stocked beds and further decking sun terrace. Having gated access on each side of the property.

Garage

19'10" x 10'8" (6.05m x 3.27m)

Having an up and over door. Power and light.

Gym / Hobby Room

19'2" x 9'10" (5.86m x 3.02m)

One half of the double garage has been skilfully converted into the gym/games room/play room. Having recessed ceiling lighting power and TV connection.

Having a connecting door into the garage and rear door on to the decked patio.

Area

Sutton-in-Ashfield is a well-established market town in the Ashfield

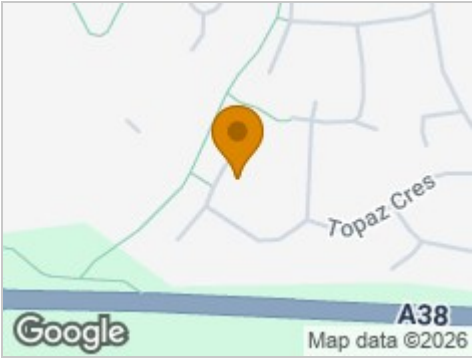
district of Nottinghamshire, offering buyers and tenants a practical, well-connected base with a strong sense of community and excellent everyday amenities. Sitting close to Mansfield and the Derbyshire border, the town benefits from practical road access including nearby links to the M1 and A38, making it a popular choice for commuters travelling across Nottinghamshire and into neighbouring areas. Robust bus routes and train stations add further convenience for national travel, with Sutton Parkway station providing rail links into the wider region.

The town centre is anchored by the Idlewells Shopping Centre alongside a variety of local independents, plus a good spread of supermarkets including Asda, Sainsbury's, Morrisons, Aldi and Lidl. The East Midlands Designer Outlet nearby adds well-known retail brands to the mix.

Residents enjoy easy access to the Lammas Leisure Centre for swimming, skating and fitness, and Sutton Lawn for green space right in the town centre. Kings Mill Reservoir is a popular spot for water sports and outdoor pursuits including sailing, while the former Silverhill Colliery has been transformed into a peaceful woodland retreat with a monument honouring local miners. Golfers are well served by Brierley Forest Golf Club.



Road Map



Hybrid Map



Terrain Map



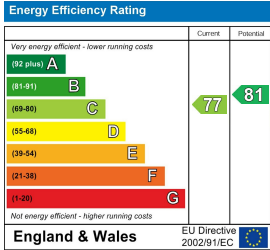
Floor Plan



Viewing

Please contact our Belper Sales Office on 01773 823 200 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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