



**16 Litton Avenue, Sutton-in-Ashfield,  
Nottinghamshire, NG17 3AB**

**No Chain £295,000**

**Tel: 01623 626990**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Semi Detached Family Home
- Four Bedrooms
- Open Plan Living/Dining/Kitchen Extension
- Wide Block Paved Driveway Frontage
- Landscaped Rear Garden
- Spacious, Three Storey Accommodation
- Master Bedroom with En Suite WC
- Separate Lounge
- Garage
- Desirable Cul-De-Sac Location

An extended, traditional, four bedroom semi detached family house with superbly appointed and spacious accommodation spanning over three floors.

The property boasts a stunning open plan kitchen extension with underfloor heating and extensive bi-folding doors leading out onto the landscaped rear garden. There is a loft conversion which provides a master bedroom suite to the second floor with an en suite cloakroom/WC. The property is presented in immaculate condition throughout with internal oak doors, gas central heating (combi boiler), UPVC double glazing, an alarm system, CCTV system and air conditioning to the kitchen extension and master bedroom.

The ground floor living accommodation comprises an entrance hall, WC, lounge and a large open plan living/dining/kitchen with integrated appliances, silestone work surfaces and a central island with an adjoining, feature curved seating area. The first floor landing leads to three bedrooms and a family bathroom. The second floor landing leads to a master bedroom with extensive fitted wardrobes and an en suite cloakroom/WC.

The property is offered to the market with the benefit of no upward chain and internal viewing is highly recommended.

## OUTSIDE

The property is positioned towards the end of a cul-de-sac with a walled and wide block paved driveway frontage which can accommodate three vehicles and an adjoining garage. The garage is equipped with power and light and offers a fantastic storage space and access to the rear garden. To the rear of the property, there is a paved patio which extends across the full width of the property with a water tap at one end and a doorway at the other giving access to the garage. Wide central steps with raised beds either side lead up to a newly laid central turf garden with borders on each side laid to slate chippings and further raised beds with mature shrubs. There is a further patio area at the end of the garden with a barbecue and a shed with brick base, cedar cladding and a slate roof.

AN OAK FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

## ENTRANCE HALL

13'8" x 6'11" (4.17m x 2.11m)

With cast iron radiator, herringbone oak floor, coving to ceiling, recessed shoe rack and stairs to the first floor landing.

## DOWNSTAIRS WC

5'3" x 2'7" (1.60m x 0.79m)

Having a low flush WC. Wall hung wash hand basin. Tiled walls, radiator, ceiling spotlights, obscure double glazed window to the side elevation and fitted storage cupboard and electrical meter cupboard beneath.

## LOUNGE

13'8" x 11'11" (4.17m x 3.63m)

Having a modern fireplace with inset gas fire, granite hearth and modern wood surround. Radiator, coving to ceiling, three ceiling spotlights and double glazed window to the front elevation.

## OPEN PLAN LIVING/DINING KITCHEN

24'2" max x 20'3" (7.37m max x 6.17m)

A superbly appointed open plan living/dining kitchen, having a range of contemporary shaker cabinets comprising wall cupboards, base units and drawers with chrome doorknobs and handles and complemented by silestone work surfaces. There is a full height pantry cupboard with shelving and four drawers beneath. Integrated Neff cooking appliances include a single fan assisted oven, separate microwave oven, and a five ring induction hob with built-in extractor hood above. Space for a concealed tumble dryer. There is a Samsung stainless steel American double fridge with freezer drawer beneath. There is a large feature island with further base units, integrated dishwasher, space and plumbing for a concealed washing machine, under mount 1 1/2 bowl Rangemaster stainless steel sink with boiling hot tap/mixer tap and extensive silestone work surfaces. There is a curved fitted seating bench adjoining the island. Multi fuel stove mounted on a marble hearth. Mitsubishi air conditioning unit, porcelain tiled floor, underfloor heating, ample ceiling spotlights and double glazed bi-folding doors leading out onto the rear garden.

## FIRST FLOOR LANDING

11'4" x 6'9" (3.45m x 2.06m)

With double glazed window to the side elevation and stairs to the second floor landing.

## BEDROOM 2

13'8" x 11'11" (4.17m x 3.63m)

Having fitted wardrobes with hanging rails and shelving and mirror fronted sliding doors. Radiator and double glazed window to the front elevation.

## BEDROOM 3

12'5" x 11'11" (3.78m x 3.63m)

With cupboard housing the Glow Worm combi boiler, radiator and double glazed window to the rear elevation.

## BEDROOM 4

6'11" x 5'10" (2.11m x 1.78m)

With radiator, fitted shelving and double glazed window to the front elevation.

### **FAMILY BATHROOM**

6'10" x 6'5" (2.08m x 1.96m)

Having a modern three piece white suite comprising a P-shaped panelled bath with mixer tap and rainfall shower above plus additional shower attachment. Wall hung wash hand basin with mixer tap. Low flush WC. Tiled walls, chrome heated towel rail, laminate floor, four ceiling spotlights, extractor fan and obscure double glazed window to the side elevation.

### **SECOND FLOOR LANDING**

Two ceiling spotlights and double glazed window to the side elevation.

### **MASTER BEDROOM 1**

16'0" x 11'8" (4.88m x 3.56m)

Having extensive fitted wardrobes with hanging rails, shelving and drawers. Radiator, ample ceiling spotlights, Mitsubishi air conditioning unit, built-in eaves storage, floor level fitted storage drawers and Juliet balcony to the rear elevation with bi-fold doors.

### **EN SUITE CLOAKROOM/WC**

3'1" x 3'0" (0.94m x 0.91m)

Having a modern two piece white suite comprising a low flush WC. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Ceiling spotlight.

### **SINGLE GARAGE**

15'6" x 8'2" (4.72m x 2.49m)

Equipped with power and light. Fitted shelving and painted double opening timber doors.

### **GARAGE CONTINUED**

17'8" x 2'5" (5.38m x 0.74m)

With underfloor heating, ceiling spotlights, fitted overhead shelving, and obscure glazed door leading out onto the rear garden.

### **SHED**

9'1" x 5'5" (2.77m x 1.65m)

With power and light points.

### **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.





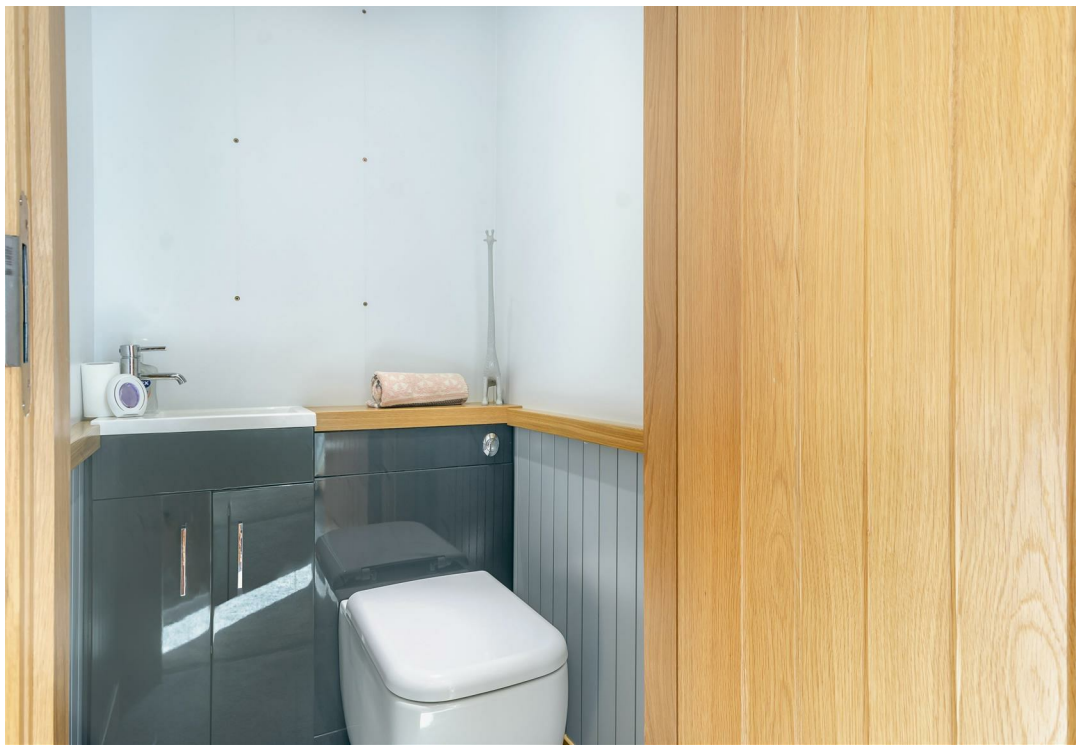








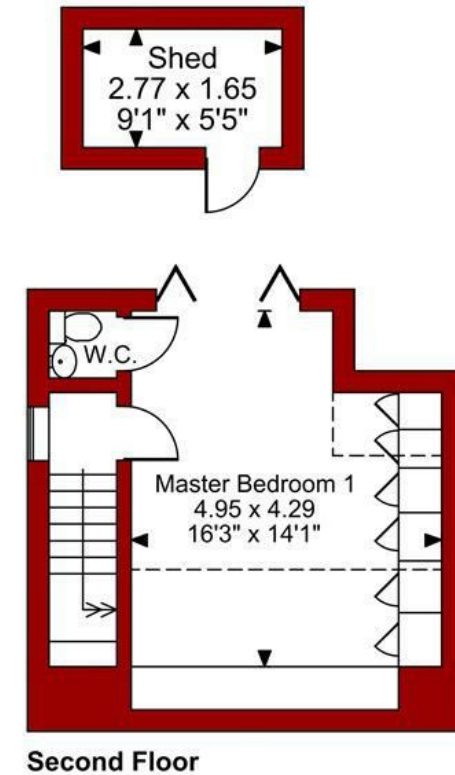
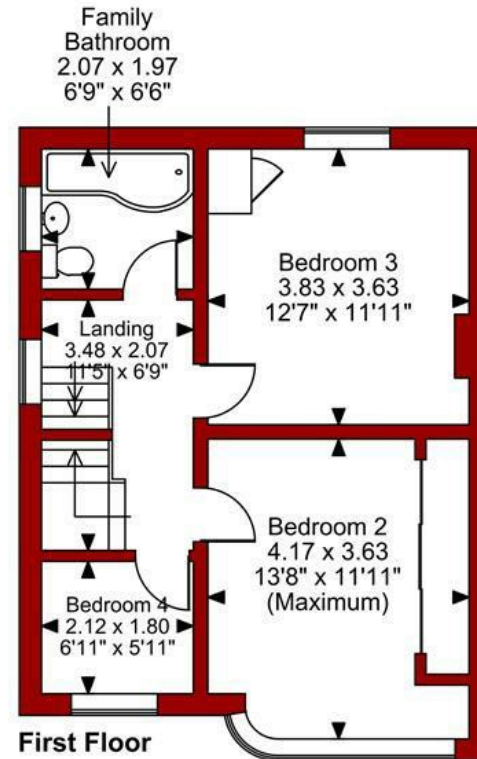
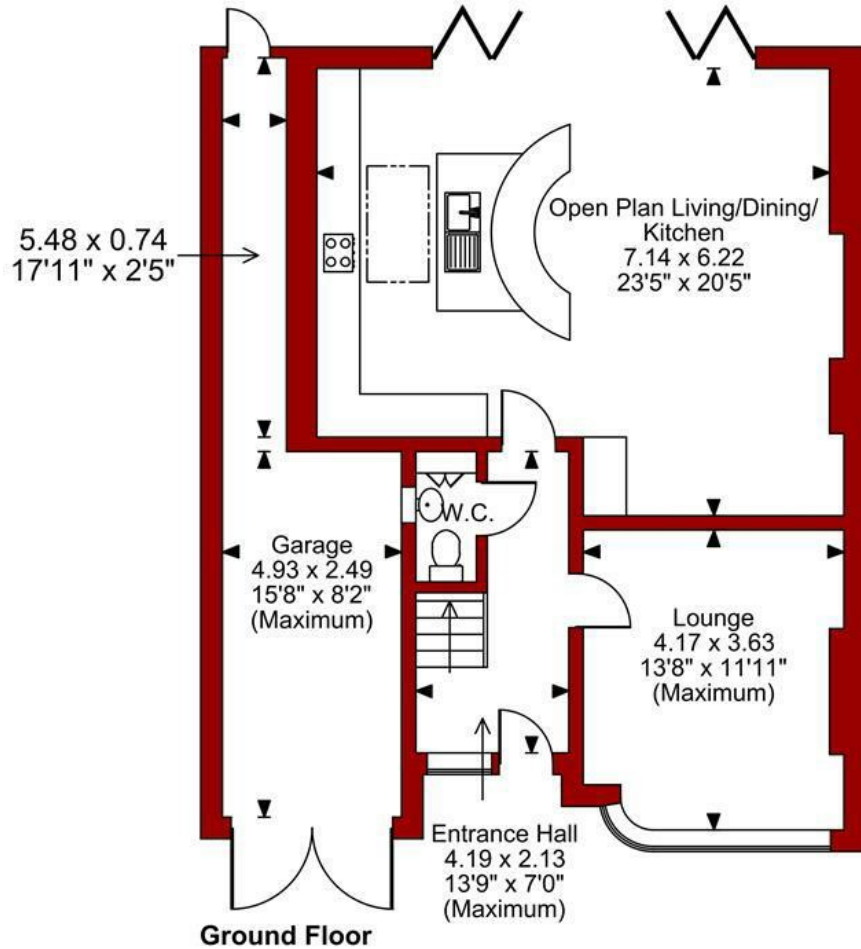








**Litton Avenue, Sutton-in-Ashfield**  
**Approximate Gross Internal Area**  
**Main House = 129 SQ M/1392 SQ FT**  
**Garage = 18 SQ M/198 SQ FT**  
**Shed = 5 SQ M/49 SQ FT**  
**Total = 152 Sq M/1630 Sq Ft**



**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		
	73	77
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	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



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Registered in England. Ltd Registration number: 07140024

1 Albert Street,  
Mansfield NG18 1EA  
Tel: 01623 626990  
Email: mansfield@richardwatkinson.co.uk



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