Calladine Close
Sutton-In-Ashfield

burchell edwards

Calladine Close
Sutton-In-Ashfield NG17 1NQ

for sale offers over
£375,000

Property Description

Located within a quiet cul-de-sac on Calladine Close, Sutton-in-Ashfield, this four-bedroom detached property offers spacious and well-balanced accommodation, ideally suited to family living.

To the ground floor, the property comprises an entrance hall, cloakroom/WC, lounge with French doors opening onto the rear garden, a separate dining room, and a fitted kitchen/breakfast room with integrated appliances and breakfast bar, alongside a useful utility room.

To the first floor are four generously sized bedrooms, including a principal bedroom with fitted wardrobes and en-suite shower room, together with a family bathroom.

Externally, the property benefits from a driveway providing off-street parking leading to a detached double garage with power and lighting. The enclosed rear garden features a patio seating area, lawn and established borders.
The property is well positioned for nearby walks and trails, including a pleasant pond area, offering outdoor space ideal for families and leisure.

Entrance Hall

Laminate flooring, double glazed window to the front, wall mounted radiator and fitted wardrobes providing storage.

Cloakroom / Wc

Fitted with a ceramic wash hand basin and low-level WC, tiled splashback, wall mounted radiator and double glazed window to the front.

Lounge

Laminate flooring with feature fireplace, wall mounted radiator, double glazed window to the front and UPVC French doors opening onto the rear garden.

Dining Room

Laminate floor, double glazed window to front, wall mounted radiator

Kitchen / Breakfast Room

Fitted with matching wall and base units with inset sink and drainer. Integrated appliances include a dishwasher, undercounter fridge freezer, induction hob with cooker hood, double oven and microwave. Breakfast bar seating, tiled splashbacks, spotlights, laminate flooring, double glazed window to the rear and UPVC door to the side.

Utility Room

Fitted with base units and inset stainless steel sink and drainer, wall mounted radiator, stone tiled flooring and UPVC door to the side.

First Floor Landing

Carpeted landing with double glazed window to the rear, wall mounted radiator, airing cupboard and access to loft space.

Bedroom One

Carpeted flooring with two fitted wardrobes, wall mounted radiator, double glazed window to the side and French patio doors opening onto a balconette to the rear.

En-Suite

Comprising a walk-in shower, ceramic WC and wash hand basin in vanity unit. Fully tiled walls and flooring, wall mounted towel radiator, spotlights and double glazed window to the side.

Bedroom Two

Carpeted flooring, fitted wardrobes, wall mounted radiator and double glazed window

to the rear.

Bedroom Three

Carpeted flooring with fitted wardrobes, wall mounted radiator and double glazed window to the front.

Bedroom Four

Laminate flooring, wall mounted radiator and double glazed window to the front.

Bathroom

Fitted with a whirlpool bath, ceramic WC and wash hand basin in vanity unit, tiled walls and flooring, wall mounted towel radiator, spotlights and double glazed opaque window to the front.

Loft Space

Partly boarded.

Externals

Front

Driveway providing off-road parking leading to a detached garage. Located within a cul-de-sac with a small lawned area, gravel borders and a canopy porch with paved access and decorative planting.

Rear Garden

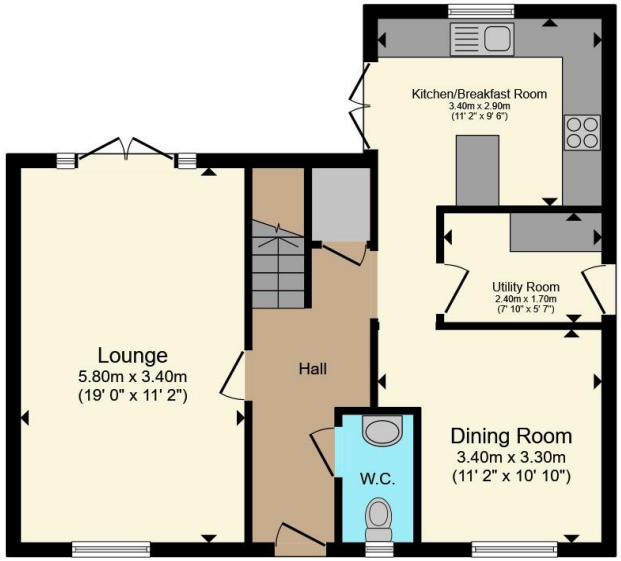
Enclosed and well maintained, featuring a paved patio seating area with decorative stonework, leading onto a lawn with raised sleeper borders, planted with shrubs and plants. Additional gravel areas and space for outdoor dining and a washing line.

Garage

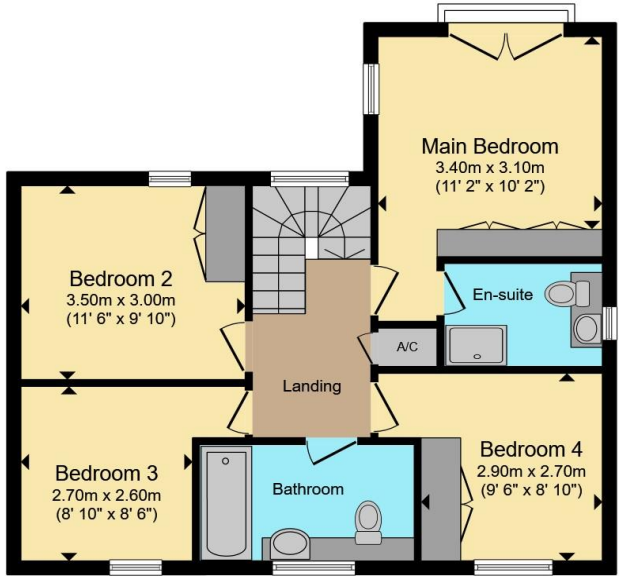
Double detached garage with electric up and over door, power, lighting and its own consumer unit.

Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

Total floor area 117.8 m² (1,268 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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12 Albert Street
MANSFIELD NG18 1EB

EPC Rating: C

Council Tax
Band: D

Tenure: Freehold

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The Property Ombudsman

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