4 Bed House - Detached

12 Rowlands Lane
Sutton-In-Ashfield
NG17 2TX

£1,600 Per Month

Fletcher
& Company

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• Brand New Bellway Detached House - Never Lived In • Solar Panels - An Ultra Efficient Property - EPC A Rating • Integral Garage - Suitable For A Vehicle Or Storage • Upgraded Optional Extras - Premium Carpets, Towel Rails & Internal Doors • Master Bedroom With En-Suite • Integral Appliances (Washing Machine, Fridge, Freezer & Dishwasher) • Four Great Sized Bedrooms • Stunning Views • Quiet Cul-De-Sac Location • EV Charger On Private Drive

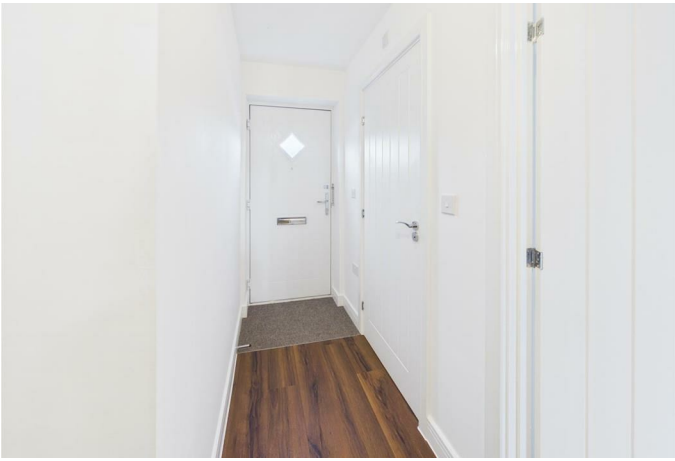
Fletcher & Company are pleased to present this impressive, brand-new four-bedroom detached Bellway home, situated in a quiet cul-de-sac and enjoying stunning views. Offering spacious and contemporary accommodation throughout, this beautifully presented property combines modern living with a practical layout, making it an ideal home for families and professionals alike.

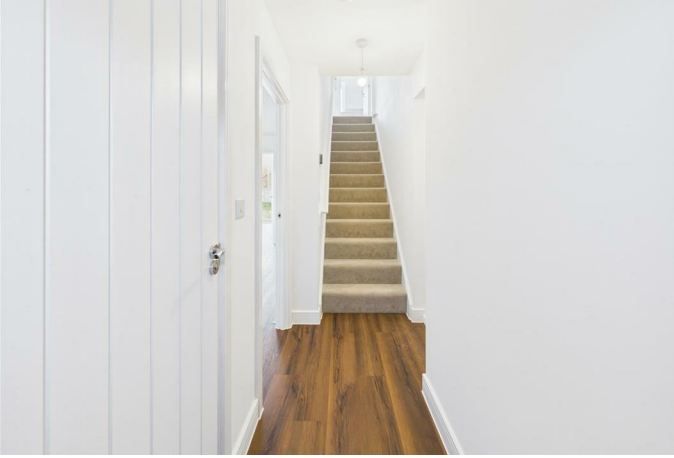
Upon entering the property, you are welcomed into a thoughtfully designed interior, finished to a modern standard and offering a wonderful sense of space. The heart of the home is the generously proportioned kitchen diner, providing an excellent space for both everyday family life and entertaining. The kitchen benefits from a range of integral appliances, including a washing machine, fridge, freezer and dishwasher, creating a practical and well-equipped space while maintaining a sleek, contemporary finish.

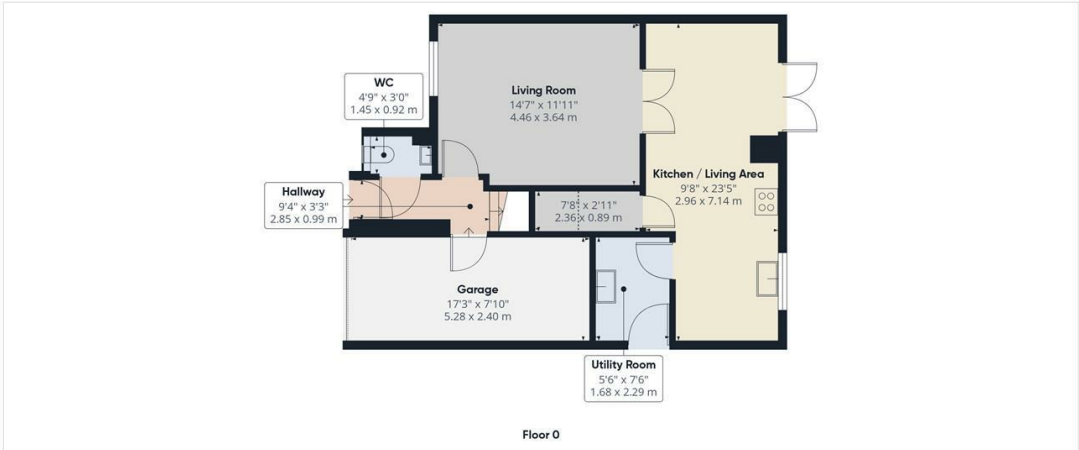
The property boasts four well-proportioned bedrooms, offering excellent flexibility for growing families, visiting guests or those requiring a dedicated home office. The master bedroom further benefits from a private en-suite shower room, providing an added touch of convenience and privacy.

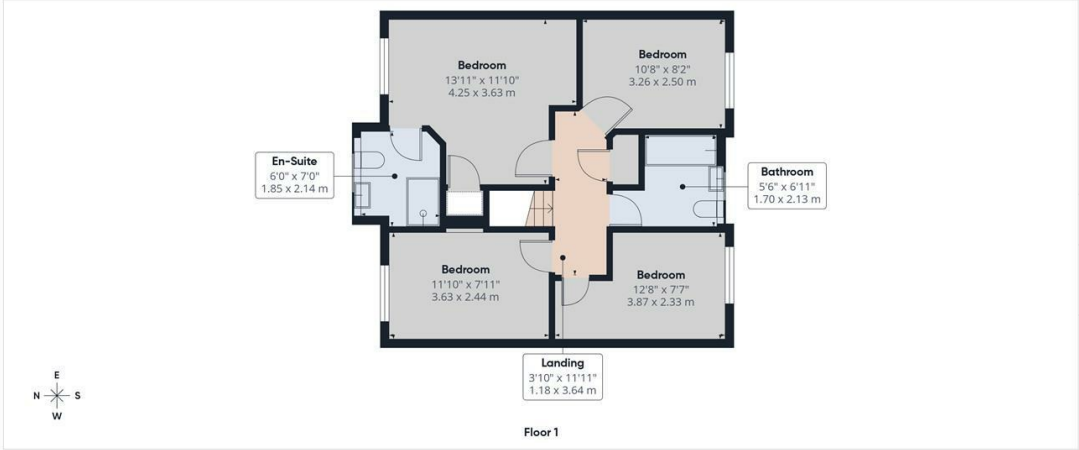
Externally, the property continues to impress, occupying a desirable position within a peaceful cul-de-sac and enjoying stunning surrounding views. To the front, a private driveway provides off-road parking and benefits from a dedicated electric vehicle charging point, ideal for modern-day living. The driveway also provides access to the integral garage, offering valuable additional storage or secure parking.

As a brand-new Bellway home, the property offers the opportunity to enjoy contemporary living, modern design and the benefits of a newly built property, all









Approximate total area(1)

1199 ft²

111.4 m²

Reduced headroom

9 ft²

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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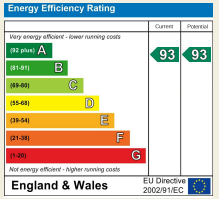

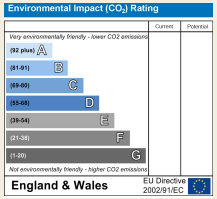

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