



Riley Avenue
Sutton-In-Ashfield





Property Description

Individually built by the present owner, nestled in a sought-after location this family home stands proudly on a spacious corner plot.

Having a double drive with electric garage door it has caravan - car parking double gated access with electrics to the side of this extremely well maintained 4-bedroom generous sized home.

Boasting a private secured large rear garden with well-established borders, greenhouse, and garden storage with well-manicured lawns to the rear and front of the property it holds plenty of room for a growing family.

With no upward chain and 5 minutes' walk to the local primary school, having shops within walking distance and excellent transport links, this fantastic home is awaiting the next family to put their own stamp on it and make it their own.

Entrance Hall

Entry via UPVC door, double-glazed window to front, store cupboard, finished with carpet flooring.

Lounge

20' 3" + door recess x 10' 10" (6.17m + door recess x 3.30m)

The lounge comprises of double-glazed window to front, patio doors to rear, electric fire with stone surround, and carpeted flooring to finish and open plan to the dining space.

Dining Room

9' 4" into recess x 8' max (2.84m into recess x 2.44m max)

The dining room comprises of double-glazed window to the rear with carpeted flooring to finish.

Kitchen/Diner

9' 4" x 10' 4" (2.84m x 3.15m)

The kitchen/Diner includes matching wall and base mounted units, stainless steel sink and drainer with waste disposal, double-glazed window to rear, electric hob, cooker hood with electric oven/grill, boiler, tiled splashback, and vinyl floor to finish.

Cloakroom / W.C

Located on the ground floor, the cloakroom consists of ceramic toilet and sink, double glazed window to side, and carpet floor and part tiling to finish.

Utility

.6' 6" x 6' 10" (1.98m x 2.08m)
Utility room located to the rear of the property comprises of double-glazed UPVC door to rear garden, sink and drainer, plumbing and tap with vinyl floor to finish.

First Floor Landing

First floor landing with access to loft, insulated cupboard storage over roof of kitchen, and carpet flooring to finish.

Bedroom One

13' 11" x 10' 11" into recess (4.24m x 3.33m into recess)

The master bedroom comprising of double-glazed windows to front, fitted wardrobes with carpeted floor to finish.

Bedroom Two

10' 4" x 8' 8" (3.15m x 2.64m)

Bedroom two includes double-glazed window to front, storage cupboard, and carpeted floor to finish.

Bedroom Three

6' x 12' 1" max (1.83m x 3.68m max)

Bedroom three includes double-glazed window to rear, fitted wardrobes, and carpeted floor to finish.

Bedroom Four

6' 11" x 9' 8" Max (2.11m x 2.95m Max)

Bedroom four comprising of double-glazed windows to front, fitted wardrobes with carpeted floor to finish.

Shower Room

The shower-room is finished with ceramic toilet and wash hand basin with vanity unit, walk-in shower cubicle with panelled splashback, double glazed window to rear, wall mounted radiator, full height tiling and vinyl floor to finish.

Garage

16' 9" at door opening x 8' 7" (5.11m at door opening x 2.62m)
Integral garage with electric up and over door, electrics and lighting, door to side, hosepipe and tap.

Front Elevation

To the front of the property a mature garden, laid to lawn, shrubs, and bushes, all enclosed by a brick wall. Driveway parking leads to the integrated garage.

Rear Elevation

A private rear garden, low maintenance, with a lawn, mature shrubs, and planting beds, outside tap, as well as a greenhouse and store.

Agent Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

The boiler is GCH - a warm air boiler, no radiators throughout the property with warm air under floor heating system

Electrics in greenhouse for charging points and mower etc

House has footings, with concrete over and then black pitch mastic insulation between flooring for further insulation

Agent Note - Location

Please note that the Google map view through Rightmove is not pinpoint accurate, the property is located slightly different to where the postcode places you on the map. Please type full address to see location.









Ground Floor



First Floor

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.focalagent.com

To view this property please contact Burchell Edwards on

T 01623 627727
E Mansfield@burchelledwards.co.uk

12 Albert Street
 MANSFIELD NG18 1EB

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/MFD208279



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MFD208279 - 0005