



Plot 97, The Kennford, The Hawthorns, Beck Lane Sutton-In-Ashfield NG17 3AH

welcome to

Plot 97, The Kennford, The Hawthorns, Beck Lane Sutton-In-Ashfield

Plot 97 The Kennford is an impressive four-bedroom family home, offering spacious open-plan living, a separate lounge, utility room and integral garage. With four double bedrooms, including a luxurious principal bedroom with en suite, it's the perfect blend of style, space and practicality.

Lounge

The spacious lounge is a beautifully proportioned room positioned at the front of the home, offering a welcoming space to relax and entertain. As illustrated by the floor plan, the room provides ample space for multiple seating arrangements while retaining an open and airy feel.

A front-facing window allows natural light to flood the room, creating a bright and inviting atmosphere. The generous proportions of the room allow for a variety of furniture layouts, while the neutral décor provides a versatile backdrop to suit a range of tastes and styles.

Whether relaxing with family or hosting friends, the Kennford's lounge offers the perfect blend of comfort, style and space.

Kitchen Diner

The heart of the home, this impressive open-plan kitchen/dining room is designed for modern family living and entertaining. Featuring a contemporary fitted kitchen with sleek worktops, the space offers both practicality and style. An L-shaped layout provides ample preparation space, while the dedicated dining area comfortably accommodates family meals and social gatherings.

Flooded with natural light from large French doors and additional glazing, the room enjoys a bright and airy atmosphere throughout the day. The French doors open directly onto the rear garden and patio, creating a seamless connection between indoor and outdoor living. A separate utility room provides additional storage and laundry facilities..

A beautifully presented and highly functional space, perfectly suited to today's lifestyle.

Utility

A useful and well-positioned utility room offering space for laundry appliances and extra storage, helping to keep the kitchen neat and organised. Located just off the kitchen and alongside the ground floor WC, it adds both convenience and practicality to everyday family life.

W.C

Conveniently located off the utility room, the ground floor cloakroom is fitted with a WC and wash hand basin, providing a practical facility for both family members and guests

Master Bedroom

A generous principal bedroom offering a bright and comfortable space with ample room for a double bed and a range of bedroom furniture. Well proportioned and thoughtfully designed, the room benefits from a private en-suite shower room.

Ensuite

Complementing the principal bedroom, the en-suite shower room is fitted with a shower enclosure, WC and wash hand basin.

Bedroom Two

A spacious double bedroom offering versatile accommodation for family members or guests. Well proportioned and filled with natural light, the room provides ample space for a double bed and additional furnishings

Bedroom Three

A well-proportioned bedroom offering flexible accommodation to suit a variety of needs, whether as a child's bedroom or guest room. Bright and comfortable, the room provides space for essential furnishings.





Bedroom Four

A well-sized fourth bedroom offering flexible accommodation to suit a range of needs, whether as a child's bedroom, guest room, home office or hobby space. Bright and versatile, the room provides practical additional living space, ideal for modern family life.

Bathroom

A well-presented bathroom fitted with a bath, WC and wash hand basin.

Outside & Exterior

The enclosed rear garden provides an excellent outdoor space for both relaxation and entertaining, ideal for al fresco dining, summer gatherings and family enjoyment

The property benefits from an integral garage. In addition, two allocated parking spaces offer convenient off-road parking for residents and visitors alike.

Disclaimers Images

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Interior photography shows typical Barrat home interior and may include upgrades that do not come as standard

Floor Plans

Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/-5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check on site with the Sales Consultant or William H Brown.

Introductory

Welcome to Plot 97 The Kennford at the Hawthorns.

Contemporary 4 Bedroom Family Home

Spacious, stylish and designed with modern family living in mind, The Kennford offers generous accommodation across two well-planned floors.

Upon entering, a welcoming entrance lobby leads to a bright and comfortable separate lounge, providing the perfect space to relax and unwind. To the rear of the property, the impressive open-plan kitchen and dining area forms the heart of the home, creating a sociable space for family life and entertaining. French doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living.

The ground floor also benefits from a practical utility room, a convenient cloakroom/WC, useful storage and integral access to the garage.

Upstairs, The Kennford continues to impress with four spacious double bedrooms, offering flexibility for growing families and guests alike. The generous principal bedroom enjoys the luxury of a private en suite shower room, while the remaining bedrooms are served by a contemporary bathroom.

Agents Note - Aml Fee

Please note that the AML fee covers 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.



view this property online williamhbrown.co.uk/Property/CSF105484



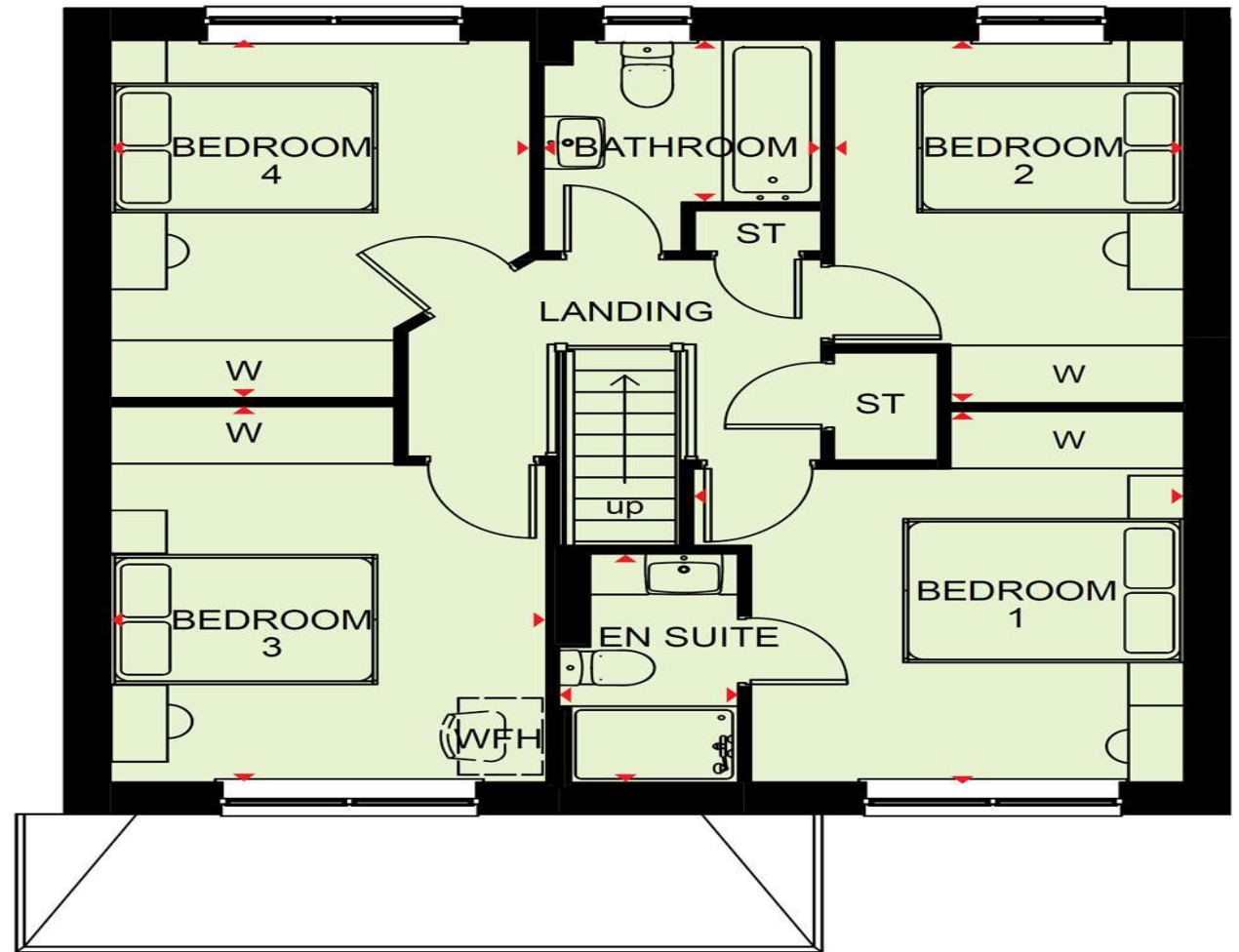
welcome to

**Plot 97, The Kennford, The Hawthorns,
Beck Lane Sutton-In-Ashfield**

- £16,499 moving cost contribution
- Flooring included throughout £7,125
- Upgraded kitchen package worth £1,978
- Open-plan kitchen with dining area
- Spacious lounge

Tenure: Freehold EPC Rating: Exempt

£319,995



view this property online williamhbrown.co.uk/Property/CSF105484



Property Ref:
CSF105484 - 0005

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 **william h brown**



01246 204492



chesterfield@williamhbrown.co.uk



6 Glumangate, CHESTERFIELD, Derbyshire, S40 1TP



williamhbrown.co.uk