



Topaz Crescent,
Sutton-In-Ashfield, Nottinghamshire, NG17 1NX

NEWTONFALLOWELL



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-VIRTUAL TOUR NOW AVAILABLE -

****A HIGHLY REGARDED PRIVATE DEVELOPMENT BUILT BY DAVID WILSON, STANDING PROUD (still has the NHBC builders warranty)****

New to the market is this very well-presented three-storey property which would suit families and couples. Comprising: Entrance hallway with stairs rising, downstairs cloakroom/WC, open-plan lounge/diner with French doors onto the stone-paved patio along with kitchen featuring a wall mounted boiler unit and various appliances. First floor: Landing, two double bedrooms, four-piece family bathroom, and access into another room giving access to the upstairs landing into the large master bedroom and en-suite shower room.

Externally: Low maintenance frontage, Tarmac driveway, and detached single garage with up and over door. The rear garden is enclosed and has a stone patio, laid to lawn and border.

VIEWING HIGHLY RECOMMENDED!



Accommodation

Cloakroom/WC

Lounge/Diner

15'6" x 15'5" (4.739 x 4.710)

Kitchen

10'9" x 10'3" (3.280 x 3.127)

Landing

Bedroom Two

13'4" x 8'9" (4.087 x 2.69)

Bedroom Three

11'6" x 8'9" (3.527 x 2.686)

Family Bathroom

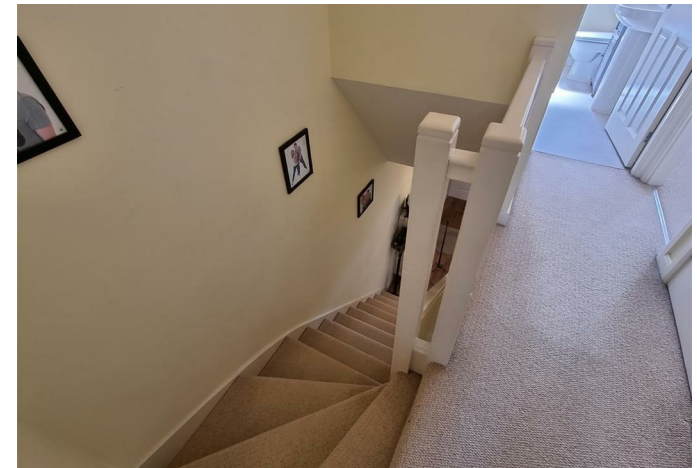
Second Floor Access Room

Master Bedroom

18'11" x 15'6" (5.770 x 4.729)

En-suite

Externally



- Presented to a high standard
- En-suite to the master bedroom which is a very good size
- Built by David Wilson on a sought after development
- Driveway and parking
- Under NHBC builders warranty
- Call Newton Fallowell on 01623 424616 for further information or viewing
- ****VIRTUAL TOUR NOW AVAILABLE****



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales <small>EU Directive 2002/91/EC</small>		

AGENTS NOTE – DRAFT PARTICULARS:

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