





The Croft Siddalls Drive, Sutton-In-Ashfield

£395,000 Freehold

Fully renovated, beautifully presented detached house on large plot • Four DOUBLE bedroom, TWO bathrooms • Two reception rooms, one with log burner in inglenook • Stunning rear garden with garage and off street parking for several vehicles • Viewing is essential to appreciate this family home • EPC RATING: D















How To Find The Property

Coming from Sutton town centre the property continue onto Lammas Road, then continue onto Huthwaite Road, then take the fifth turning right onto Sidals Drive and the property is up on the left band side

Porch

With a composite door leading into the porch and door leading into the hallway.

Entrance Hall

12' 0" x 11' 11" (3.66m x 3.63m)

Having two central heating radiators, storage cupboard housing the utility meters, stairs rising to the first floor and doors through to the dining room, living room and kitchen.

Living Room

22' 9" x 12' 6" (6.93m x 3.81m)

With brand new uPVC french doors and side windows, inglenook fireplace incorporating a log burner and central heating radiator

Dining Room/Bedroom No 4

15' 0" x 12' 5" (4.57m x 3.78m)

Currently being used as a dining room and having a uPVC double glazed window to the front, central heating radiator, engineered walnut polished floor incorporating under floor heating, built in storage cupboards to one wall and uPVC double glazed window to the front.

Kitchen

14' 7" x 9' 11" (4.45m x 3.02m)

A brand new kitchen designed by Kitchen World with a fitted range of wall base base units, cupboards and drawers, complimentary quartz worktops over, double inset sink, slimline dishwasher, induction hob, eye level oven, uPVC windows to the rear and the side of the property, under floor heating, radiator and door to the rear lobby.

Rear Lobby

Having a uPVC door to the side, doors to the downstairs shower room and to the utility room.

Utility Room

5' 9" x 4' 0" (1.75m x 1.22m)

Having plumbing for a washing machine, wall mounted central heating boiler, uPVC double glazed window and chrome heated towel rail.

Downstairs Shower Room

Fully refurbished with a four piece suite comprising of a corner shower cubicle housing a mains shower, wash hand basin in a vanity unit, free standing bath with decorative legs, low flush w.c., part boarded walls and uPVC double glazed window.

First Floor

Stairs & Landing

With access to the loft, uPVC double glazed window to the front and rear and a central heating radiator

Bedroom No 1

15' 0" x 12' 5" (4.57m x 3.78m)

Having a uPVC double glazed window to the front, fitted wardrobes, engineering polished walnut floor and central heating radiator.

Bedroom No 2

13' 10" x 11' 11" (4.22m x 3.63m)

Having a uPVC double glazed window to the rear, central heating

Bedroom No 3

10' 10" x 8' 11" (3.30m x 2.72m)

Having a uPVC double glazed window to the rear and centra heating radiator.

Bathroom

Having fully tiled walls, chrome towel rail, large double shower cubicle, wash hand basin in a vanity unit, uPVC double glazed window and low flush w.c. There is also a separate w.c.

Separate WC

With full tiled walls and low flush wa

Outside

The front has brand new gates leading to a block paved driveway with hard standing for several vehicles, gates leading to a further driveway leading to the large single detached garage. The rear garden is large, laid to lawn with mature bushes, plants, trees including fruit trees, rear gazebo with roof with electrics, space for a hot tub, outside lights, outside tap and there are also a greenhouse and shed included. The garden really has to be viewed to be appreciated fully.

Garage

With lighting, electricity and an electric agrage door.

Additional Information

Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.

Freehold

Council tax band E EPC D

Please note the property has been fully renovated, new double glazed windows in the majority of the rooms, new composite front door, new kitchen with underfloor heating, dining room with walnut engineered flooring incorporating under floor heating, renovated downstairs four piece bathroom, log burner added to the lounge, rear garden entertaining hot tub area with electrical points and lighting, upstairs large shower room. The rear garden is a stunning well manicured oasis. The fourth bedroom is currently being used as a dining room by the current vendors





