





# 205 Sutton Road, Kirkby-In-Ashfield

Guide Price £430,000-£440,000 Freehold

SPACIOUS EXTENDED FAMILY HOME, EPC RATING C • PLENTY OF LIVING SPACE WITH THREE RECEPTION ROOMS • FOUR WELL-PROPORTIONED BEDROOMS, WITH MASTER EN-SUITE & DRESSING AREA • LARGE CORNER PLOT WITH SPACIOUS REAR GARDEN & DRIVE FOR AT LEAST 5 VEHICLES • PERFECTLY LOCATED FOR ROAD LINKS TO THE A38 & M1 • EARLY VIEWING HIGHLY RECOMMENDED















#### **How To Find The Property**

Take the A38 out of Mansfield until reaching the traffic lights by The Ego At The Old Ashfield. The property is directly opposite the light on the left, occupying a corner position. You will need to turn left at these lights onto Sutton Road to gain access to the property.

## **Entrance Hall**

A welcoming and neutrally decorated space setting the tone for the home. It features spotlights, a central heating radiator, laminate flooring, and internal doors leading to all ground-floor rooms, the integral garage as well as stairs to the first floor.

#### **Downstairs WC**

A functional space comprising a low-flush WC and corner sink unit with a mixer tap and tiled splash back. There is a central heating radiator and a UPVC double-alazed window to the front aspect.

## Living Room

A cozy yet spacious lounge designed for relaxation, featuring a multi-fuel burner as its central focal point. The room is accessed via both the hallway and sunroom through UPVC double-glazed doors. Additional features include a wall-mounted central heating radiator, TV point, and power points.

#### Kitchen

Installed approximately five years ago, this modern kitchen offers a comprehensive range of wall and base units, integrated appliances including a fridge-freezer and two Neff ovens, and a work surface housing a five-ring gas hob with a Bosch extractor above. There is a one and a half bowl sink with a flexi-hose mixer tap, space for a slimline dishwasher and washing machine, and useful under-stairs storage. The room is finished with tiled flooring, spotlights, and a UPVC double-glazed window to the side aspect. Open access leads to the sunroom/dining area.

## Sun Room & Dining Area

Added just over three years ago, this spacious and versatile reception room runs the length of the rear of property and comfortably accommodates a large dining table and additional seating. Skylights and double-glazed windows flood the room with natural light, while bi-folding doors provide seamless access to the garden. Open access leads to the kitchen, and UPVC double-glazed doors connect to the lounge, open plan access also leads to the snug room.

# Snug Room

Currently utilised as a bar area, this versatile room can easily be adapted as a home office or children's playroom, depending on your needs. The room includes underfloor heating, a UPVC double-glazed window to the side aspect, TV and power points, and a wall-mounted central heating radiator.

#### **First Floor**

### Landing Area

The landing provides access to all upstairs accommodation and features two large storage cupboards, perfect for keeping the space organised. There is loft access and power points for convenience.

#### Bedroom No 1

A generously sized double bedroom with a UPVC double-glazed window offering lovely views of the rear garden. The room is fitted with a central heating radiator, TV point, and power points. Open access leads to a dressing area with spotlights, fitted wardrobes with sliding mirrored doors, and an internal door to the en-suite.

#### **En-Suite**

A contemporary four-piece suite that includes a low-flush WC, an inset sink unit with storage beneath, a panelled bath, and a separate shower cubicle with wet wall boarding and sliding glazed doors. The en-suite features motion-sensor spotlights, a heated towel rail, and a UPVC double-glazed window to the rear aspect.

## Bedroom No 2

A well-proportioned double bedroom featuring a UPVC double-glazed window to the front aspect, allowing plenty of natural light. The room benefits from fitted wardrobes with sliding mirrored doors a central heating radiator, and power points. Neutral decoration enhances its versatility.

## Bedroom No 3

This spacious double bedroom is neutrally decorated and includes a UPVC double-glazed window overlooking the rear garden. The room also has a central heating radiator and power points, making it a comfortable and practical space.

## Bedroom No 4

Another generously sized double bedroom, this room benefits from a UPVC double-glazed window to the front aspect, central heating radiator, and ample power points. Neutral décor ensures versatility for various uses.

## Bathroom

The bathroom offers a modern three-piece suite, including a low-flush WC, a vanity sink unit with a mixer tap and storage below, and a corner bath with a mains-fed shower and a glazed shower screen Fully tiled walls and flooring add a stylish touch, while the UPVC double-glazed window to the side aspect provides ample natural light. A heated towel rail completes the space.

#### Outside

The property is accessed via a gated driveway providing off-road parking for multiple vehicles. The front garden is bordered by a brick boundary wall offering plenty of privacy. Gated access leading to the rear garden. The rear garden is beautifully landscaped to provide both practicality and charm, making it ideal for hosting gatherings or children to play. It features a paved patio seating area with steps leading to a shaped lawn, bordered by dug-out planting beds. A central patio with a pergola provides additional seating, while a children's play area with playground equipment and a covered roof is also included in the sale. The top of the garden is laid to lawn, offering a high degree of privacy.

## Garage

The integral garage has an electric roller door power and lighting along with a water source. There's also potential as the garage is integral to create further living space should you require (subject to relevant permissions).

#### **Additional Information**

Tenure: Freehold

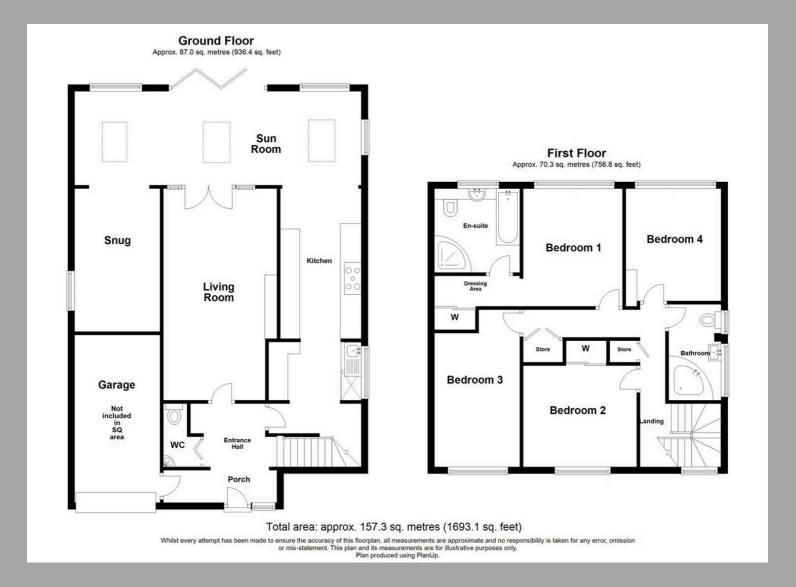
Council Tax Band: C

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









furnishing purposes and are approximate.



