



**Dunelm Close,**  
Sutton-In-Ashfield, Nottinghamshire, NG17 2EX

**NEWTON**FALLOWELL 



Dunelm Close,  
Sutton-In-Ashfield, Nottinghamshire,  
NG17 2EX





## Accommodation

### L-Shaped Entrance Hallway

Entrance via upvc double glazed door unit with matching side panels, built-in storage cupboard and central heating radiator.

### Lounge

Generous size with sliding patio doors into the rear reception room, central heating radiator, feature fireplace with marble surround and access leading into the dining area.

### Dining Room

Upvc window to the front elevation, central heating radiator and wooden staircase leading to the first floor bedrooms.

### Kitchen

Matching white wall and base units, roll top work surfaces, sink/drainer unit and tiled splash-backs/flooring. Integrated double oven, hob, extractor fan and plumbing for various white goods including dishwasher. Upvc window to the rear elevation and side panel.

### Conservatory/Reception Room Two

Perfect for families at over eighteen feet long, upvc/brick construction with French doors onto the rear garden, easy clean flooring....great for entertaining!

### Family Bathroom

Matching white three piece bathroom suite comprising: Panelled bath/glass screen, electric shower, fully tiled splash-backs, low flush wc and wash hand basin, upvc window to the side elevation and towel radiator.

### Study/Bedroom Four

Currently used as a study but, perfect size for a fourth bedroom (if required), upvc window to the front elevation and central heating radiator.

### First Floor Landing

Upvc window to the front elevation

### Master Bedroom

Mirrored sliding wardrobes along one wall, central heating radiator and upvc window to the front elevation.

### Bedroom Two

Upvc window to the rear elevation, central heating radiator, loft hatch which leads towards the Alpha combination boiler (this loft space is ideal for storage).

### Bedroom Three

Upvc window to the front elevation, built-in storage along one wall and central heating radiator.

### Externally

Driveway to the side elevation for two cars plus the option to park on the gravelled frontage, attached garage and a low maintenance rear enclosed garden which is mainly laid to lawn. This property really has the size and space for all your needs!





- MUCH BIGGER THAN YOU WOULD THINK
- Four bedrooms , cul-de-sac position
- Enclosed rear garden, garage and driveway
- GCH system and UPVC double glazing
- Dormer conversion (three bedrooms upstairs)
- Separate lounge and dining room
- Garage and driveway
- VIEWING HIGHLY RECOMMENDED











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

AGENTS NOTE – DRAFT PARTICULARS:

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services





