

# **Dunelm Close,**

Sutton-In-Ashfield, Nottinghamshire, NG17 2EX



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## 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



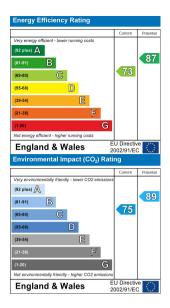












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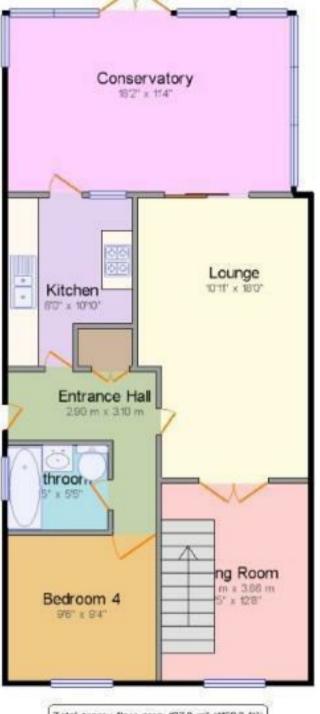
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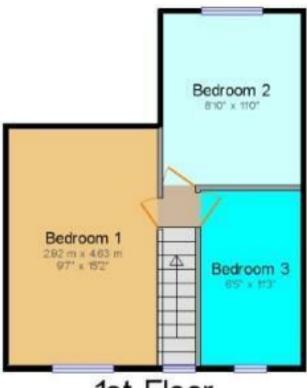
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Total approx floor area, 107.8 m² (1150.2 ft²) Ground Floor, 75.2 m² (809.3 ft²) 1st Floor, 32.6 m² (351.0 ft²)





1st Floor

