



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

NEWTONFALLOWELL 

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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







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

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