



48 Sotheby Avenue, Sutton-In-Ashfield, Nottinghamshire NG17 5JX

£197,000

This traditional and spacious Semi Detached Home has been in the current family for many years and has been well looked after and cared for. Benefiting from a rear extension creating a spacious lounge, there is a separate dining room, a fitted kitchen with solid wood doors, a side entrance area leads to a GARAGE and outhouse providing plenty of storage and there is also a brick built open seating area with uPVC double glazed windows with access straight out to the garden. The first floor has THREE BEDROOMS and a family bathroom suite. Although the internal accommodation could do with some internal modernisation the potential to this property is huge. Being situated on a spacious corner plot providing plenty of parking and garden, there is scope subject to relevant permissions to possibly extend and create a large family home.

Sotheby Avenue is situated in a very popular location superbly positioned within a reasonable distance to local shops and amenities. There are superb road links to the A38 and M1 and it would suit any family looking for a new home.

How to find the property

Take the Sutton Road A38 out of Mansfield continuing past Kings Mill Hospital until approaching the traffic lights adjacent to McDonalds, take a left turn at the lights following the A38 continuing straight ahead at the first set of lights, at the next set of lights by the Toby carvery take a left turn into Coxmoor Road A6139 continuing over the mini roundabout and at the traffic lights take a right turn onto Newark Road B6022 and then take the first left into Searby Road, follow the road until it becomes Sotheby Avenue where the property is located on a corner plot the left hand side.

Ground Floor

Entrance Hall

Stairs rise to the first floor with an understairs shelved pantry cupboard providing storage space, there is a central heating radiator and internal doors lead to the dining room, extended lounge and kitchen.

Lounge

18'9" x 11'6" (5.72m x 3.51m)

A fantastic size room benefiting from an extension, there are uPVC double glazed french doors providing views and access out to the rear garden, there is a central heating radiator, a gas fire, television and power points.

Dining Room

12'2" to the bay x 11'10" maximum (3.71m to the bay x 3.61m maximum)

Having a uPVC double glazed bay window to the front of the property providing the room with plenty of natural light, there is a beautiful victorian style fire centrepiece, a central heating radiator, television and power points.



Dining Room Second Picture



Lounge Second Picture



Kitchen

12'5" x 7'9" (3.78m x 2.36m)

Equipped with solid wood doors and drawers with a Granite roll edge work surface over with a sink and drainer unit, four ring gas hob with electric oven beneath and extractor above, there are complimentary tiled splashbacks, space for a breakfast table and space and plumbing for a washing machine, there is a central heating radiator, a double glazed window looks out to the rear aspect and a side door leads out to the side entrance area.



Kitchen Second Picture



Bedroom No. 1 Second Picture



Side Entrance

Accessed via a uPVC double glazed door, there is tiled flooring, access into the kitchen, further doors lead to the garage and large storage cupboard with a sliding rear door leading to the garden, a storage cupboard which was once an outbuilding offers power and an ample amount of storage space for gardening equipment.

First Floor

Bedroom No. 1

12'9" to bay x 10'10" maximum (3.89m to bay x 3.30m maximum)

A uPVC double glazed window to the front elevation, central heating radiator and power point.



Bedroom No. 2

11'3" x 8'10" to the wardrobe (3.43m x 2.69m to the wardrobe)

There are fitted wardrobes with sliding doors which provide plenty of hanging and storage space, there is a uPVC double glazed window to the front elevation, central heating radiator and power points.



Bedroom No. 3

7' x 7'3" (2.13m x 2.21m)

With a uPVC double glazed window to the front aspect, central heating radiator and power point.

Bathroom

Fitted with a three piece suite briefly comprising of a low flush w.c., pedestal sink and panelled bath with a mains fed shower over, there is a fitted storage cupboard, a double glazed wooden window to the side aspect, central heating radiator and part tiling to the walls.



Gardens Rear Second Picture

Outside

Gardens Front

The property sits on a fantastic size corner plot and subject to relevant permissions would be ripe for extension. There is a double driveway providing parking for at least two cars, a slate chipped low maintenance frontage with a brick boundary wall with raised flower beds with shrubs planted. There is also a brick built garage with power and lighting.



Gardens Side

Having two lawns and double gates providing hard standing for further vehicular parking. There are dug out borders with shrubs planted and conifers leading to the rear garden area.

Gardens Rear Third Picture



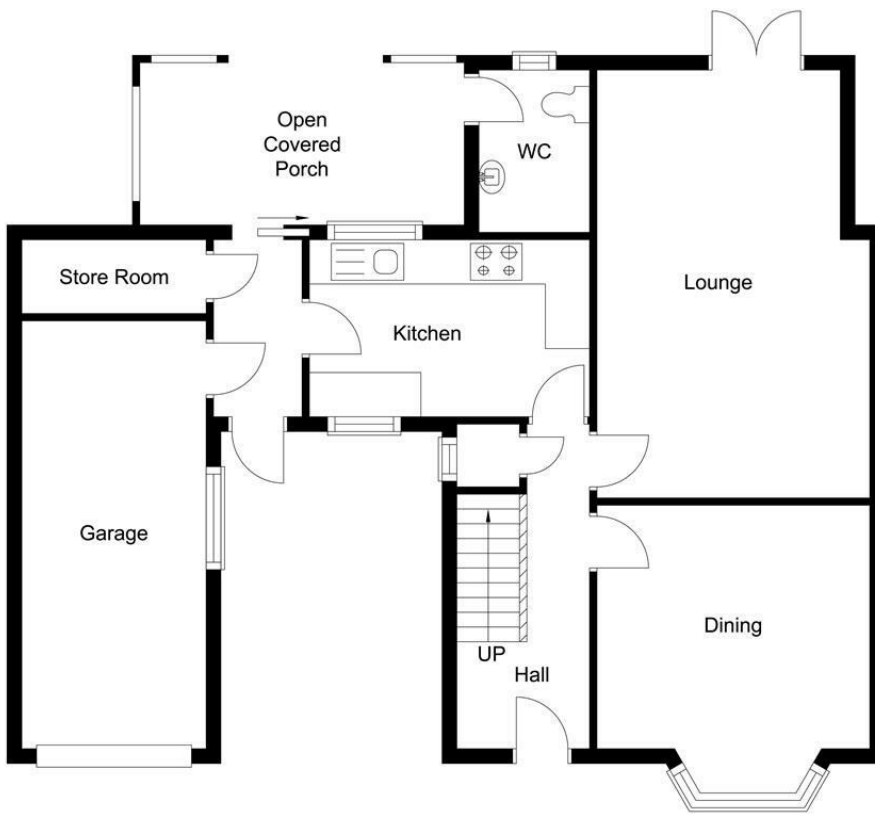
Plot

Gardens Rear

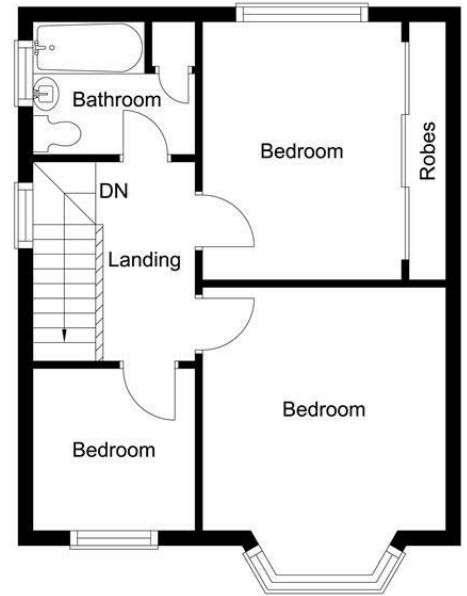
The rear garden has a further lawn and a bark area with rose bushes planted, there is a path leading to the side garden and a brick constructed open seating space for double glazed windows providing a superb space to relax and entertain. From here there is a door leading to a outside w.c. with a pedestal sink and outside tap, central heating radiator and the Baxi combination boiler is also located here.



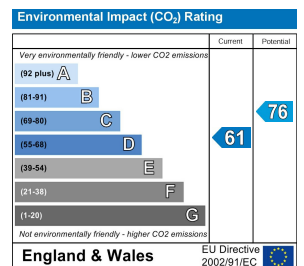
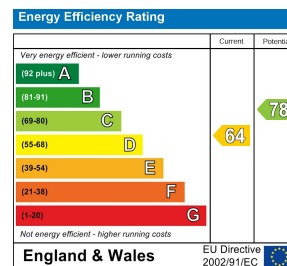
Southerby Avenue



GROUND FLOOR



FIRST FLOOR



Please conduct all negotiations connected with this property through our office.

Mortgage advice is available through FIDUCIA Comprehensive Financial Planning Limited. Please contact us for further details on 01623 627247. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

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These particulars are believed to be correct, but are not a guarantee, do not form part of any contract and should be verified by personal inspection of the property. We have not tested or checked any appliances, fixtures, central heating etc. where fitted.