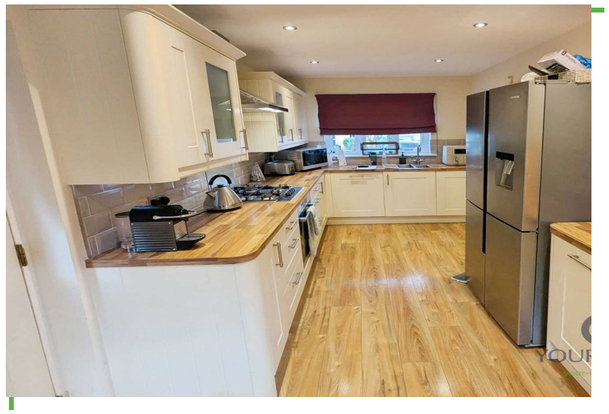
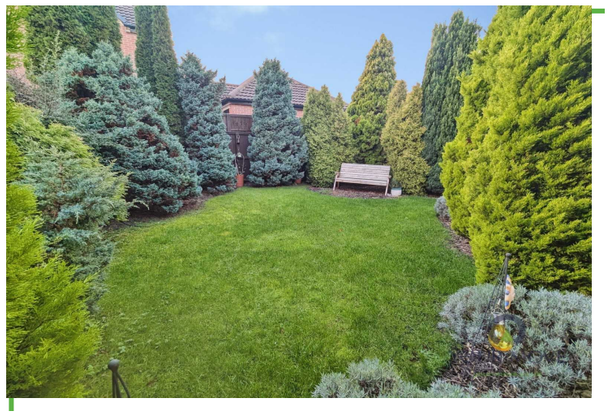
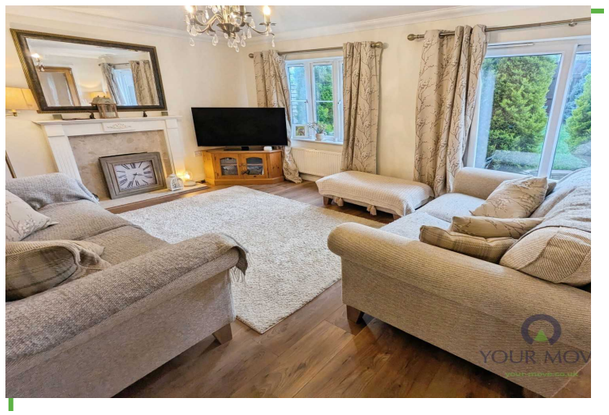


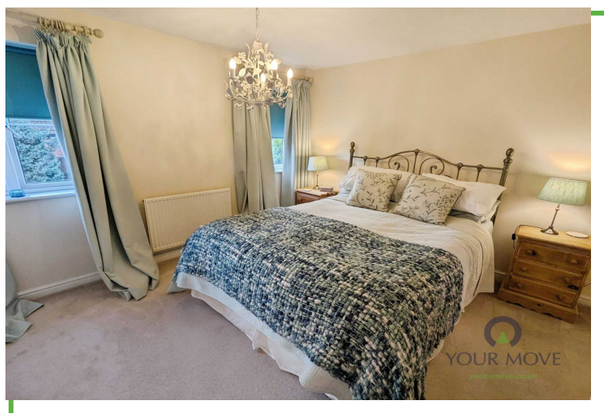


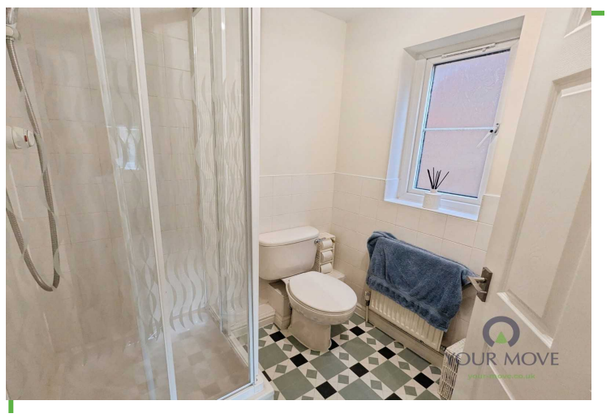












Roods Close, Sutton-in-Ashfield,
Nottinghamshire, NG17

Asking Price: £310,000

Tenure: Freehold

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your-move.co.uk

The Property Ombudsman

Roods Close, Sutton-in-Ashfield, Nottinghamshire, NG17

Asking Price: £310,000 Tenure: Freehold

Council Tax Band: D
EPC Rating: TBC
Local Authority: Ashfield District Council

Other important information which you will need to know about this property can be found at your-move.co.uk

Your Move are pleased to present to the market this beautifully presented detached home in a PRIME Location offering Four bedrooms, 2 Bathrooms & a modern breakfast kitchen. Enclosed rear garden, driveway & Integral garage.

Description
For sale – an immaculate four-bedroom detached house in Sutton-in-Ashfield, offering a superb family layout, private garden and driveway with integral garage.

The welcoming entrance hall leads to a ground floor W.C. and a stylish kitchen/dining room fitted with modern units, wooden worktops and integrated hob. There is ample space for a family dining table, with windows to both front and rear bringing in plenty of natural light. Tri-folding doors open through to a spacious lounge, finished in neutral décor with a large window and French doors opening directly onto the garden, creating a lovely flow for everyday living and entertaining.

Upstairs are four well-presented bedrooms. The main bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern white family bathroom.

Outside, the enclosed rear garden features an established lawn bordered by mature plants and trees, offering an attractive and secure space for children to play or for relaxing. To the front there is a further lawned area, driveway parking and access to the integral garage.

Roods Close is a popular residential area within easy reach of Sutton-in-Ashfield town centre, where you'll find supermarkets, cafés and everyday amenities. Local green spaces such as Sutton Lawn and Kings Mill Reservoir provide pleasant walking routes and play areas. For commuters, Sutton Parkway station offers regular services to Nottingham in around 25–30 minutes, while the A38 and M1 are readily accessible by car, linking to Derby, Mansfield and beyond. Families are well served by a choice of primary and secondary schools in the surrounding area.

Entrance Hall
Having a door to the front elevation, stairs off & laminate flooring.

Ground Floor W.C
Offering a low flush W.C, wash hand basin & a upvc double glazed window to the front elevation.

Breakfast Kitchen
24' x 8'4" (7.32m x 2.54m)
A beautifully presented the modern fitted kitchen offering a gas hob with electric oven below & extractor over, integrated dishwasher & washing machine, upvc double glazed window to the front & rear elevations & laminate flooring.

Lounge
15'8" x 11'7" (4.78m x 3.53m)
A welcoming lounge room with laminate flooring, a fireplace & upvc double glazed window & French doors to the rear garden & Tri-Folding doors opening to the Dining Area.

First Floor Landing
Having a upvc double glazed window to the front elevation.

Bedroom 1
12' x 11'10" (3.66m x 3.6m)
A good sized double room with two upvc double glazed windows to the rear elevation, two double fitted wardrobes & access to the en-suite.

En-Suite
Having a shower cubical, low flush W.C, wash hand basin, part tiled walls & a upvc double glazed window to the side elevation.

Bedroom 2
10'6" x 9'3" (3.2m x 2.82m)
Having a upvc double glazed window to the rear elevation & double fitted wardrobe.

Bedroom 3
9'2" x 8'6" (2.8m x 2.6m)
Another double room with a double fitted wardrobe & upvc double glazed window to the front elevation.

Bedroom 4
8'5" x 8'2" (2.57m x 2.5m)
A single room with a upvc double glazed window to the front elevation.

For full EPC please contact the branch.

Bathroom

Integral Garage
16'5" x 8'11" (5m x 2.72m)
Having an up & over door , power & light.

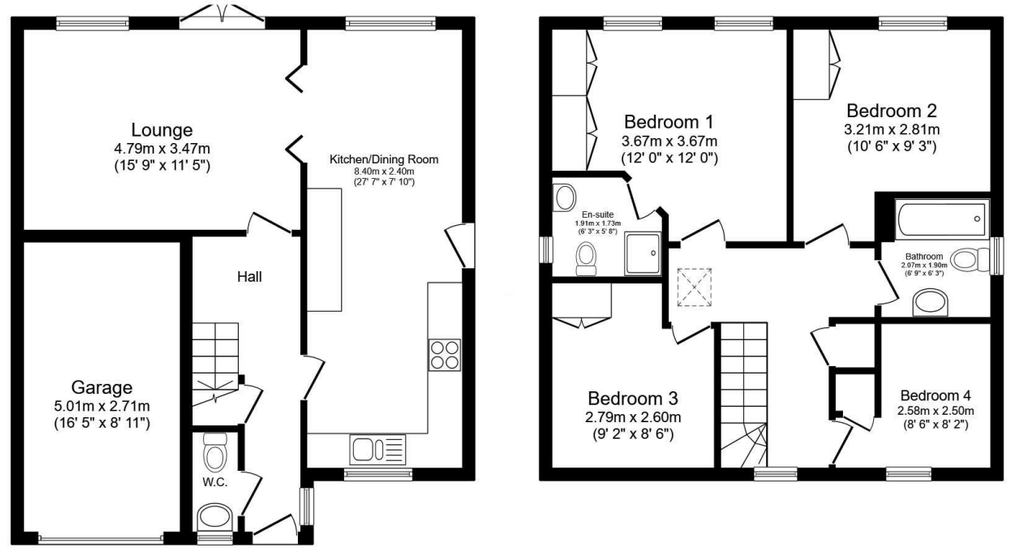
Rear Garden
This a lovely established rear garden with a backdrop of trees, mature shrubbery & laid to lawn with a good sized paved patio.

Frontage
The front is open plan with a double driveway leading to the integral garage.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and



Total floor area: 120.1 sq.m. (1,293 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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