



### 4 Parkway

## Sutton-in-Ashfield, Nottinghamshire NG17 2HL

### Offers In Excess Of £140,000

- Three bedroomed detached house, ripe for modernization and re-configuring.
- Entrance hall having dog leg staircase leading to the first floor accommodation.
- Access to the kitchen, with built in electric oven and gas hob, and under stair cupboard
- Bathroom with three piece suite of corner bath, wash hand basin and WC.
- Open plan garden to the front and single garage in an adjacent block.
- Accommodation with gas heating (combination boiler) and double glazing.
- Lounge to the front aspect, with opening through to the dining room at the rear.
- Two double bedrooms and one single bedroom to the first floor.
- Garden to the rear, with plans having been drawn up for creating a double driveway.
- Popular residential location, with good transport links to the M1 motorway and A38.

## VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

## Directions

Leave Mansfield on Stockwell Gate, which then becomes Sutton Road. This then becomes Mansfield Road as you enter Sutton. Follow this road round to the right, then proceed onto Priestsic Road. At the roundabout take the third exit onto Lammas Road, Head to Huthwaite Road, then turning right onto Siddalls Drive. Finally, turn right onto Parkway.

## Entrance Hall

UPVC double glazed front door and side window.

## Lounge

**11'6 x 11'6 (3.51m x 3.51m)**

UPVC double glazed front aspect. Radiator, laminate flooring and stone fireplace. Opening through to the dining room.



## Dining Room

**9'9 x 7'3 (2.97m x 2.21m)**

UPVC double glazed rear aspect. radiator and laminate flooring. The current owners have had plans drawn up to take the wall out between the dining room and the kitchen to create an open plan dining kitchen.



## Kitchen

**10'3 x 8'6 (3.12m x 2.59m)**

Light Oak style base and eye level units, work surfaces and sink unit and single drainer. Built in electric oven and gas hob. Wall mounted combination boiler. Under stair pantry and built in cupboard. Tiled flooring. UPVC door and window.

## Landing

Access to the loft space.

## Bedroom 1

**12'3 x 11'7 (3.73m x 3.53m)**

Double glazed picture window to the front elevation. Radiator.



## Bedroom 2

**11'6 x 8'9 (3.51m x 2.67m)**

Radiator. UPVC double glazed rear elevation.



### Bedroom 3

8'8 x 6'3 (2.64m x 1.91m)

Radiator. UPVC front elevation.



### Bathroom

Comprising corner bath, wash hand basin and WC. Half and full tiling, radiator, UPVC obscure glaze, radiator and extractor fan.



### Outside

The rear of the property faces onto Parkway. Here can be found the lawned garden which, as

previously mentioned, has provision to convert into a double width driveway. To the front is an open plan lawned garden. Looking from the front of the house, and to the left, is a block of garages, one of which belongs to 4 Parkway.



The property is in council tax band C (Ashfield District Council).

### FINANCIAL ADVICE

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5859/13/02/26.

