



## 1 Rebecca Close

Sutton-in-Ashfield, Nottinghamshire NG17 1NF

**Offers Over £250,000**

- A THREE BEDROOMED DETACHED PROPERTY, WITH MANY ADDITIONAL FEATURES
- ENTRANCE HALL AND FULLY TILED, GROUND FLOOR CLOAKROOM WITH WC AND WASH BASIN
- FITTED BREAKFAST KITCHEN, INTEGRATED OVEN AND HOB AND FRENCH DOOR TO OUTSIDE
- TWO FURTHER BEDROOMS AND TILED BATHROOM WITH THREE-PIECE SUITE, AND SHOWER ATTACHMENT
- SITUATED ON THE POPULAR ROOKERY FIELDS DEVELOPMENT, CONSTRUCTED BY GLEESON HOMES
- BUILT IN 2023 AND INCLUDING GAS COMBINATION BOILER AND UPVC DOUBLE GLAZING
- LOUNGE INCLUDING MEDIA WALL, REMOTE-CONTROL ELECTRIC FIRE AND BUILT IN STORAGE
- MAIN BEDROOM WITH FITTED WARDROBE AND FULLY TILED, EN SUITE SHOWER ROOM
- PROMINENT CORNER PLOT, WITH LAWNED GARDENS, DECKING AND DETACHED BRICK-BUILT GARAGE
- EXCELLENT TRANSPORT LINKS WITH BOTH THE A38 AND M1 MOTORWAY BEING EASILY ACCESSIBLE

## 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 Sutton Road and on the outskirts of the town, turn left onto Kings Mill Road. After approximately 4 miles, turn right onto Alfreton Road. Turn left onto Rookery Fields and Rebecca Close is towards the bottom of the development on the left-hand side.

## ACCOMMODATION COMPRISES

### ENTRANCE HALL

Panelled front door, UPVC side window, radiator and stairs rising to the first floor.

### CLOAKROOM

Fully tiled and comprising WC and counter-top basin. UPVC obscure, radiator, and tiled flooring.



### LOUNGE

**14'7 x 10'10 (4.45m x 3.30m)**

Front and side UPVC windows. Media wall which also includes full length, remote control living flame fire. Radiator. Walk-in under stair cupboard.



## BREAKFAST KITCHEN

**14'6 x 9'5 (4.42m x 2.87m)**

A contemporary kitchen including a range of base and eye level units, marble effect work tops and single sink unit and drainer. Integrated electric oven, induction hob and cooker hood. Housing for upright fridge/freezer. Cupboard housing combination boiler. UPVC French door leading to the garden and UPVC front and side aspect. Radiator and tiled flooring.



## FIRST FLOOR

### LANDING

Radiator. Loft access.

### BEDROOM ONE

**11'4 x 8'3 (3.45m x 2.51m)**

UPVC front elevation. Radiator. Built in, over stair wardrobe.

### EN SUITE SHOWER ROOM

Shower cubicle, wash basin and WC, all with complimenting 'gold' fittings. Full tiling to the walls, tiled flooring, mirror light over the hand basin, downlighters, UPVC obscure glaze and radiator.



## BEDROOM TWO

9'6 x 8'2 (2.90m x 2.49m)

UPVC double glazed front elevation, radiator, downlighters and circular mirror light.

## BEDROOM THREE

7'9 x 6'1 (2.36m x 1.85m)

Radiator and UPVC side elevation.



## BATHROOM

Again, upgraded gold effect fittings to compliment the panelled bath, wash hand basin in vanity unit and WC. Shower attachment to the bath, upright radiator, UPVC obscure glaze, full tiling to the walls and tiled flooring.

## OUTSIDE

The property stands on a corner plot, with lawned gardens to the front and side. The enclosed garden has PVC decking and a further expanse of lawn. There is a detached, brick built garage, with up and over door, light and power and the alarm is also connected to here.



## 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. MA5868/19.03.2026

