



 **NEWTON**

Spa Close,
Sutton-In-Ashfield, NG17 5BU

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FALLOWELL**

**Spa Close,
Sutton-In-Ashfield, NG17 5BU
Asking Price £250,000 Freehold**

****Welcome to your dream home! Nestled at the end of a cul-de-sac, we proudly present this warm and cosy, five-bedroom/extended semi-detached property, with a kitchen and a large utility room, downstairs cloakroom/WC, an Ensuite shower room, attached garage and masses of parking****

As you approach this hidden gem, you'll immediately appreciate the space for parking and adding to the overall curb appeal. Step inside, and you'll be greeted by a bright and welcoming entrance porch, modern lounge, fully fitted kitchen, separate utility room (which is a really good size), downstairs cloakroom/WC, and dining room which is perfect for entertaining.

First floor: Landing with loft access, five bedrooms, Ensuite to bedroom two, and a beautiful modern family bathroom with a corner bath.

Externally: Low maintenance frontage, with a driveway wrapping around the property leading to the attached garage (with power and lighting) and side garden. We believe the patio is south-facing to enjoy long summers.

VIEWING IS HIGHLY REGARDED.



Accommodation

Entrance Porch

Living Room

14'10" x 13'11" (4.530m x 4.255m)

Kitchen

14'9" x 10'0" (4.519m x 3.057m)

Dining Room

15'2" x 10'0" (4.636m x 3.068m)

Utility Room

14'11" x 12'2" (4.550m x 3.709m)

Downstairs W/C

4'5" x 4'1" (1.354m x 1.269m)

Study

10'9" x 4'8" (3.279m x 1.438m)

Bedroom 1

11'2" reducing to 11'0" x 8'5" (3.408m
reducing to 3.367m x 2.587m)

Bedroom 2

11'2" x 11'2" reducing to 7'8" (3.414m x 3.428
reducing to 2.352m)

En-Suite

7'6" x 3'7" (2.307m x 1.103m)

Bedroom 3

10'3" x 7'1" (3.145m x 2.177m)

Bedroom 4

8'3" x 6'9" (2.521m x 2.068m)

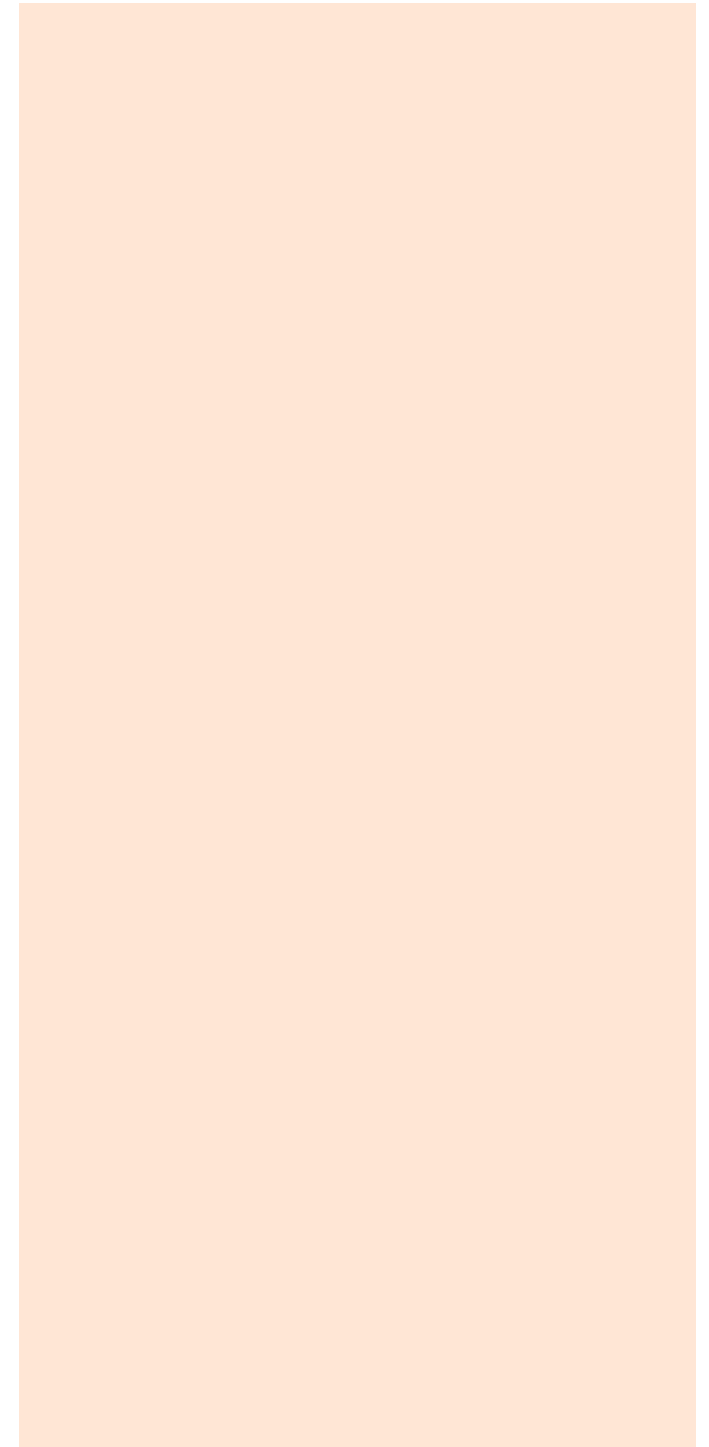
Bedroom 5

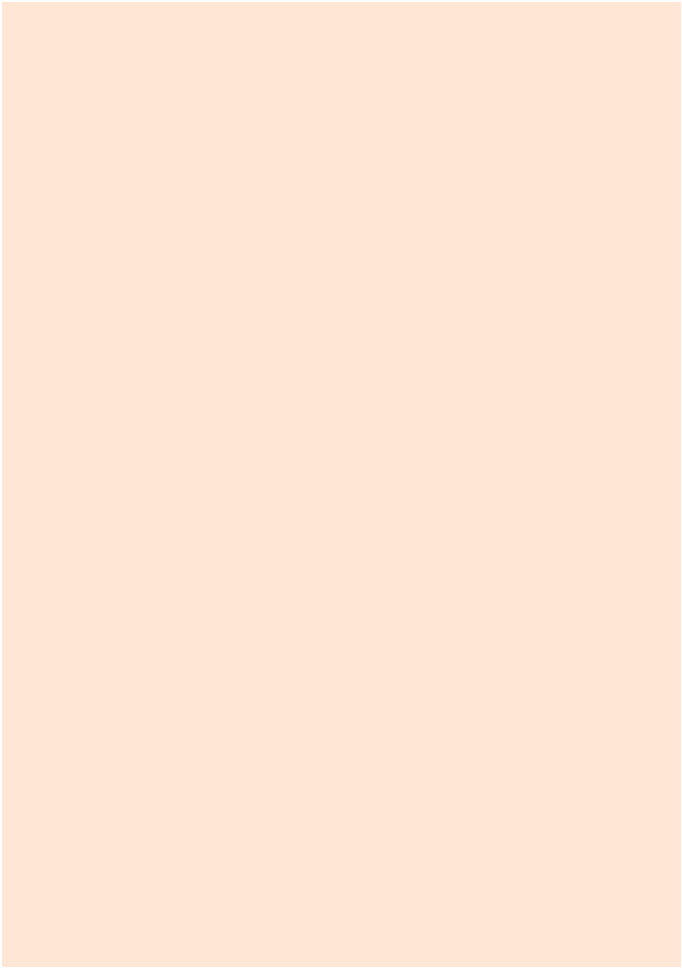
7'11" x 6'5" (2.420m x 1.972m)

Bathroom


8'3" x 6'9" (2.521m x 2.068m)









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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