



**Willow Gardens,**  
Sutton-In-Ashfield, Nottinghamshire, NG17 5JF



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**0170 950 1111**

**\*\*CURRENTLY LEASEHOLD BUT, WILL BE FREEHOLD ON COMPLETION (this is due to being a shared ownership property)\*\***

Newton Fallowell is pleased to present this modern, four-bedroomed/three-storey, semi-detached home on a lovely development, complete with a double driveway, and a rear-facing garden with plenty of space for you to spend your summer evenings.

This property is briefly comprised of the following: Entrance hall, kitchen, cloakroom/WC, lounge to the rear with French doors looking onto the rear, stairs leading onto the first-floor landing, bedroom one, bedroom two along with a family bathroom. The second-floor landing boasts bedroom three and bedroom four.

Externally: Low maintenance frontage, tandem driveway, and a rear enclosed garden.

**NO UPWARD CHAIN-FANTASTIC VALUE FOR MONEY!**



### Entrance Hallway

16'0" x 6'3" (4.892m x 1.920m)

### Lounge

13'4" x 11'4" (4.089m x 3.471m)

### Kitchen

10'9" x 6'6" (3.300m x 1.993m)

### Downstairs W/C

6'5" x 3'5" (1.969m x 1.060m)

### Bedroom 1

13'5" x 11'6" (4.094m x 3.510m)

### Bathroom

6'9" x 6'2" (2.058m x 1.900m )

### Bedroom 2

10'2" x 6'9" (3.124m x 2.058m )

### Bedroom 3

13'5" x 12'3" (4.107m x 3.750m)

### Bedroom 4

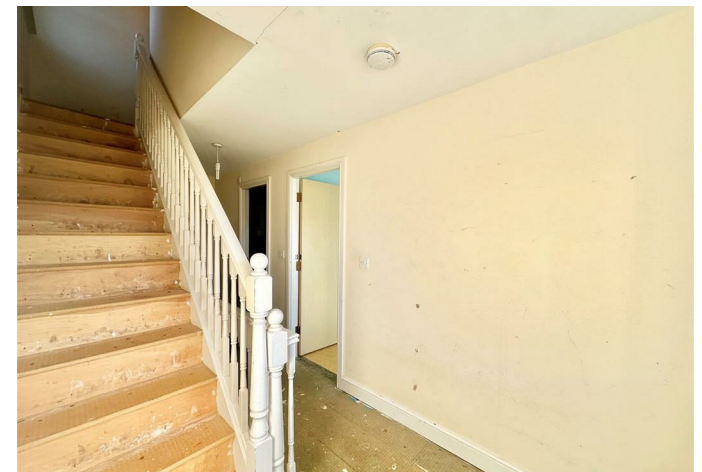
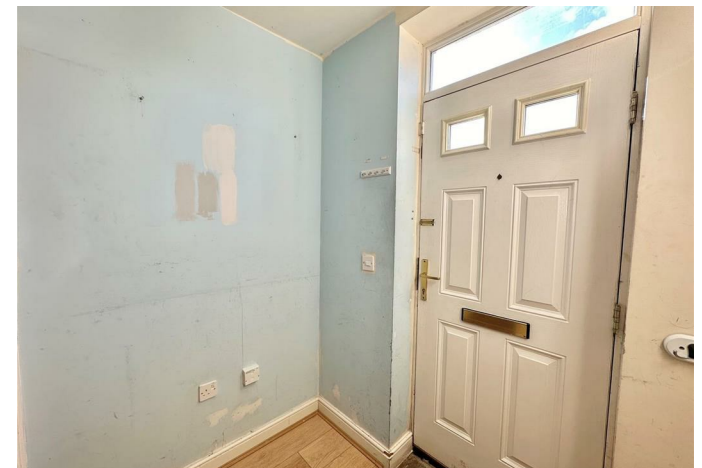
10'3" x 10'2" (3.141m x 3.118m)

### First Floor Landing

16'9" x 6'4" (5.112m x 1.940m)


### IMPORTANT INFORMATION

Property will be 100% Freehold on completion.



- Four bedrooms
- Modern development
- Three storey living
- Downstairs cloakroom/WC
- Driveway to the side elevation
- Rear enclosed garden
- GCH system (not tested) and UPVC windows
- NO CHAIN-Will be freehold on completion



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>	<b>75</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**COUNCIL TAX INFORMATION:**

Local Authority: Ashfield District Council  
Council Tax Band: C

**AGENTS NOTE – DRAFT PARTICULARS:**

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services



t: 01623424616  
e: mansfield@newtonfallowell.co.uk

