



Plot 11, The Denby, The Hawthorns, Beck Lane Sutton-In-Ashfield NG17 3AH

welcome to

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Plot 11 The Denby. This attractive three-bedroom detached home is designed for modern family living, featuring an open-plan dining kitchen with French doors opening onto the garden, a spacious lounge, useful storage, an integral garage and driveway parking. Incentives Available!

Introductory

This beautiful new home at The Hawthorns combines style, space and practicality. The open-plan dining kitchen provides a bright and sociable living area, with French doors leading directly to the garden. A spacious lounge, an integral garage and private parking further enhance the home's appeal.

The first floor offers three double bedrooms, with the main bedroom benefiting from a private en-suite shower room. A modern family bathroom serves the remaining bedrooms, making this an ideal choice for growing families seeking contemporary living in a desirable new development.

Kitchen Diner

The open-plan dining kitchen offers a practical and well-designed space, featuring contemporary fitted units, generous worktop space and room for family dining. French doors provide direct access to the garden and allow plenty of natural light into the room, making it ideal for both everyday living and entertaining.

Utility

The utility room provides a practical space for laundry and household tasks, with fitted storage cupboards, a worktop and space for appliances. Designed to keep everyday essentials organised, it offers useful additional storage away from the main living areas.

W.C

The cloakroom is conveniently located off the utility room and is fitted with a WC and wash hand basin, providing practical facilities for guests and everyday family use.

Lounge

The spacious lounge provides a comfortable setting for relaxing and entertaining. Well-proportioned and versatile, it offers ample space for a range of furniture layouts, creating an inviting space at the heart of the home.

Master Bedroom

Bedroom One is a generous double bedroom with the added benefit of a private en-suite shower room. The room's layout comfortably accommodates a double bed and additional bedroom furniture, making the most of the available floor space.

Bedroom Two

Bedroom Two is a well-proportioned double bedroom overlooking the front of the home. The room offers space for a double bed and complementary bedroom furniture, providing flexible accommodation for family members or guests.

Bedroom Three

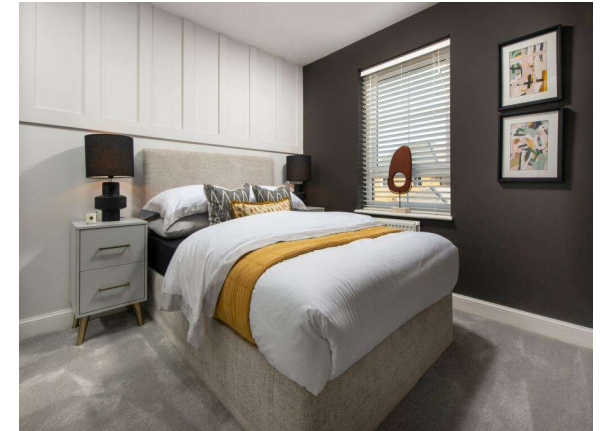
Bedroom Three is a comfortable double bedroom positioned at the rear of the home. The room provides space for a double bed and additional bedroom furniture, making it well suited for family members, guests or use as a home office if required.

Bathroom

The family bathroom is fitted with a contemporary white suite comprising a bath, WC and pedestal wash hand basin. Benefiting from a window for natural light and ventilation.

Outside & Exterior

Integral garage, driveway parking for two vehicles, and an enclosed rear garden.





Disclaimer Images

Computer generated images are indicative only. External finishes, materials, layouts, window positions and styles may vary. Interior photography shows typical Barratt home interior and may include upgrades that do not come as standard

Floor Plans

Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/-5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check on site with the Sales Consultant or William H Brown.



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- 5% towards your deposit worth £14,749
- Flooring included throughout £4,923
- Upgraded kitchen package worth £2,775
- Detached home with integral garage
- Open-plan living space

Tenure: Freehold EPC Rating: Exempt

£294,995



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william h brown



01246 204492



chesterfield@williamhbrown.co.uk



6 Glumangate, CHESTERFIELD, Derbyshire, S40 1TP



williamhbrown.co.uk