



Plot 121, The Moseby, The Hawthorns, Beck Lane Sutton-In-Ashfield NG17 3AH

welcome to

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Welcome to Plot 121 The Moseby, The Hawthorns. Thoughtfully designed for modern family life, this beautifully presented new home combines style, comfort and practicality, with two parking spaces and well-planned accommodation throughout.

Introductory

A Beautiful New Home Designed for Modern Living. This stunning detached new home offers bright, welcoming interiors and thoughtfully designed living spaces throughout.

The lounge provides the perfect place to relax and unwind. At the heart of the home is the contemporary kitchen/dining room, where French doors open onto the garden, seamlessly blending indoor and outdoor living. A convenient cloakroom and useful storage area complete the ground floor, while two parking spaces add everyday practicality.

Upstairs, the main bedroom benefits from a private en suite shower room, while a further double bedroom and a single bedroom provide flexible accommodation for growing families, guests or home working. Completing the first floor is a modern family bathroom. The property is finished with gardens and two parking spaces.

Dining Kitchen

The stylish kitchen/dining room is designed for modern living, featuring contemporary fitted units, generous worktop space and ample room for family meals and entertaining. French doors open onto the garden, creating a light and airy space while providing seamless access to outdoor living. The dining area comfortably accommodates a family-sized table, making this the perfect hub of the home for everyday life and social gatherings.

Lounge

The lounge is a comfortable and inviting space, ideal for relaxing with family or entertaining guests. Thoughtfully designed with a practical layout and plenty of room for furnishings, it offers a welcoming setting for everyday living. Its bright and airy feel

creates a warm atmosphere throughout the day, making it the perfect place to unwind and enjoy time at home.

W.C

Conveniently located on the ground floor, the cloakroom provides a practical space for family members and guests. Finished in a modern style, it offers added convenience and is a valuable addition to the home.

Master Bedroom

The main bedroom is a well-proportioned and peaceful retreat, offering ample space for freestanding furniture and additional storage. Designed with comfort in mind, this inviting room benefits from its own en suite shower room, creating a private sanctuary within the home.

Ensuite

The en suite to the main bedroom is finished in a modern style and features a contemporary suite.

Bedroom Two

Bedroom two is a double bedroom, offering versatile accommodation to suit a range of needs. Whether used as a guest bedroom or children's room, the well-designed layout ensures comfortable living.

Bedroom Three

Bedroom three is a single bedroom, offering adaptable accommodation to suit a variety of needs. Ideal as a child's bedroom or home office.

Bathroom

The family bathroom is finished in a modern style and provides a comfortable space for daily routines. Featuring a contemporary suite, the thoughtfully





designed layout complements the home's practical and stylish interior.

Outside & Exterior

Outside, the property benefits from a private garden, providing an ideal space for relaxing, entertaining or enjoying time outdoors. The garden offers a pleasant extension of the living accommodation and can be accessed directly from the kitchen/dining room via French doors.

The property also benefits from two parking spaces.

Disclaimers

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.

Agents Note - Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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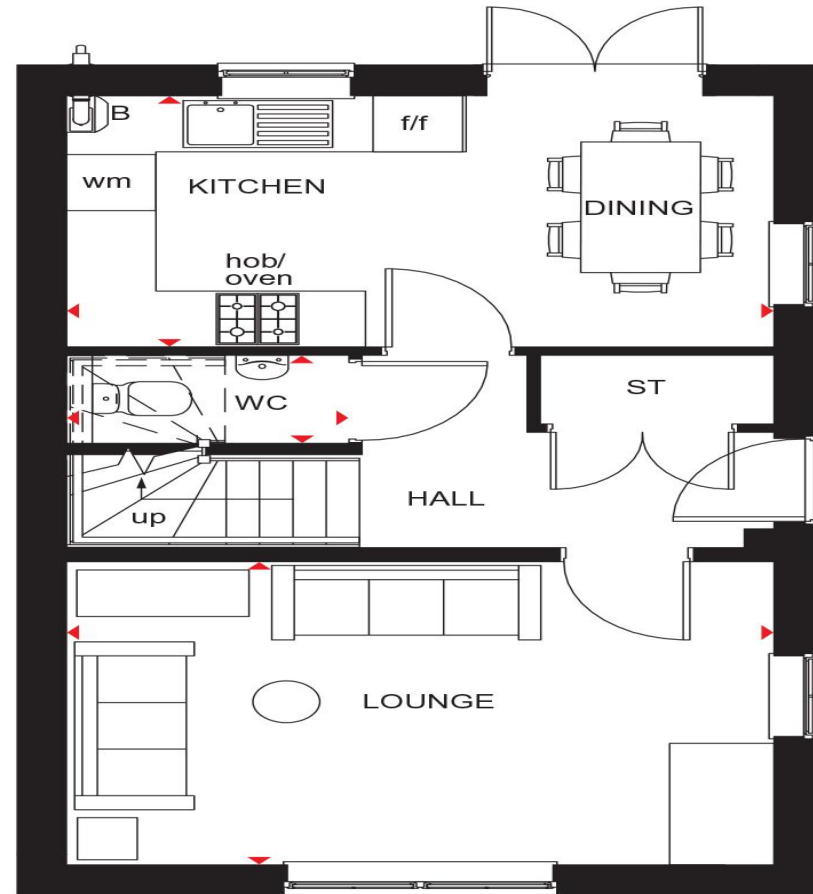
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**Plot 121, The Moseby, The Hawthorns,
Beck Lane Sutton-In-Ashfield**

- 5% deposit boost worth £13,499
- Upgraded kitchen package worth £2,775
- Open-plan kitchen with dining area
- French doors onto the garden
- Main bedroom with en suite

Tenure: Freehold EPC Rating: Exempt

£259,995



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Property Ref:
CSF105486 - 0004

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