



Sunny Court, Station Road, Sutton In Ashfield, Notts, NG17 5GA

Offers around £400,000

A quite MAGNIFICENT residence built by J Searson ESQ and an outstanding refurbishment opportunity.

- Searsons Flagship
- 0.7 acre plot
- Exceptional Build
- Bespoke Property
- Four Bedrooms
- Unique opportunity

DESCRIPTION AND SITUATION

The name Searson is always associated with superior quality homes and we are privileged to offer what is undoubtedly the flagship of all Searson built houses in the area.

Sunny Court was designed and built by Joe Searson himself for his own occupation. The build quality is quite exceptional and is testimony to the skills of the best craftsman of its day. The finest materials available have been used in its construction and this is a home that would be hard to emulate today.

Virtually every aspect of Sunny Court is bespoke; on entering the property one immediately encounters a magnificent, imposing reception hall with particularly fine solid Oak staircase and a hand made arched window with coloured leaded lights. Oak has been used to tremendous affect throughout the property - from the floors to the tall skirting boards and fine panelling. Even the internal doors are hand made and feature intricate inlays of exotic timber. The original fireplaces remain intact as does the bathroom which features Vitrolite tiling of a classic Art Deco style.

The design of Sunny Court is heavily influenced by the Arts and Crafts movement which is all about the use of natural materials and the celebration of Craftsmanship and individuality.

Sunny Court boasts an additional sized, level plot with walled gardens that extend to approximately 0.7 acres or thereabouts. It has an extensive frontage to Mable Avenue with two gated access points. Mable Avenue has long since been regarded as one of the most desirable addresses in the area with the majority of properties having also been built by Searson but Sunny Court really is in a class of its own.

Interested parties should note that the property now requires substantial refurbishment to add value but the potential to create one of the best houses in the district is not hard to comprehend.

The site also offers potential to construct a further dwelling within the grounds or as a complete re-development opportunity, subject to obtaining the necessary Planning Consents .

The sale of Sunny Court represents a rare- perhaps once in a lifetime opportunity and we have no hesitation in recommending an early inspection.

ACCOMODATION

The main accommodation with approximate room sizes may be more fully described as follows:

FRONT ENTRANCE VESTIBULE

With Terrazzo floor, half height Oak wainscoting, bespoke solid Oak door and attractive coloured leaded Fenestration. Oak screen leading to



IMPOSING RECEPTION HALL 12'2" X 16'4"

With three quarter height Oak panelling to the walls, Oak floor, particularly fine bespoke Oak staircase leading to the first floor accommodation. Fine arched window with coloured leaded panes. Small cellar under stairs.



LOUNGE 18'9" X 14'5" (5.71 X 4.39)

A well proportioned room with fine Inglenook surrounding an open fire featuring two hand made coloured glass windows. Original exposed beams to the ceiling, Oak flooring, delft rack and original pelmet.



SUN ROOM 11'9" X 15'6" (3.57 X 4.72)

Featuring a deep semi-circular bay with leaded windows having coloured leaded top lights. French door with bevelled glass opening to the rear gardens. Solid Oak flooring.



LIVING ROOM 12'3" X 12'0"

With open fire set within an original surround. Leaded windows to two elevations.



KITCHEN 15'1" X 13'0" (4.6 X 3.96)

In need of refurbishment and retaining the original stainless steel double drainer sink unit. Original open fire with tiled surround. Vitrolite tiling to the walls. Terrazzo flooring. Original inbuilt storage cupboard. Walk-in pantry (1.46 x 3.09) with Terrazzo tiled floor.



FIRST FLOOR:

FINE GALLERIED LANDING 11'9" X 13'9"

With superb Oak staircase, two hand made inbuilt wardrobes. Three quarter height Oak panelling.



BEDROOM 17'10" X 13'9"

Featuring two bespoke original wardrobes, a fine open fire with high quality imported Italian marble surround.

**BEDROOM 12'0" X 11'8" (3.66 X 3.55)**

With open fire set within original surround.

BEDROOM 11'11" X 12'10" INTO BAY (3.62 X 3.9 INTO BAY)**BEDROOM 12'5" X 12'0" (3.78 X 3.65)**

With windows to two elevations, original fireplace.

**BATHROOM 11'7" X 6'8"**

Retaining the original Primrose coloured suite complimented by three quarter height original Vitrolite tiling to the walls of an Art Deco style. Deep original bath, wash hand basin, Art Deco style wall mounted mirror, original

**SEPARATE W,C**

Separate w.c with w.c and three quarter height Vitrolite tiling to the walls

OUTSIDE:

Hand made wrought iron gates give access to a deep driveway providing extensive off street parking and giving access to a large, attached garage with folding doors. There is covered access from the kitchen leading to

**REAR GARDENS**

The gardens that extend to approximate 0.7 acres are surrounded by brick built walls. There is a second vehicular access point on Mable Avenue. The gardens are mainly laid to lawn along with flowerbeds and shrubs.

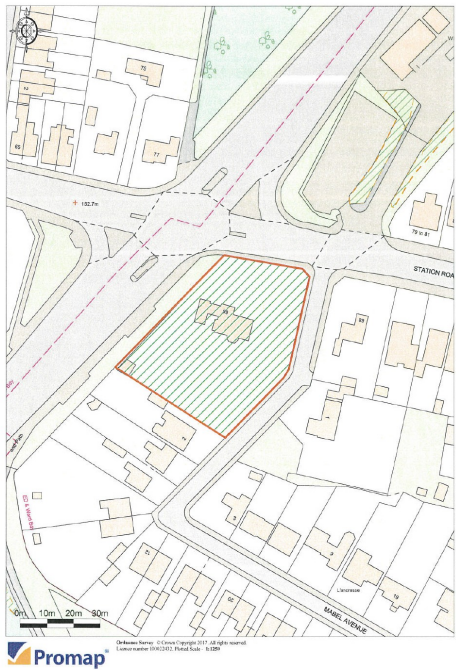
**DRIVEWAY AND GARAGE****TENURE**

Freehold with vacant possession upon completion.

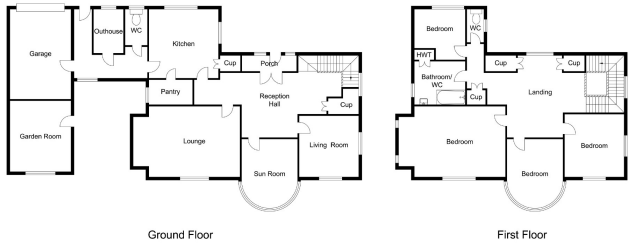
VIEWING

Viewing arranged via the sole selling Agents.

Floor Plans



Sunny Court, Sutton-in-Ashfield NG17 5GA



Energy Performance Certificate



Sunny Court, 66, Station Road, SUTTON-IN-ASHFIELD, NG17 5GA

Dwelling type: Detached house

Date of assessment: 07 June 2017

Date of certificate: 09 June 2017

Reference number: 8073-7226-5550-3253-4906

Type of assessment: RdSAP, existing dwelling

Total floor area: 233 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 17,871

Over 3 years you could save

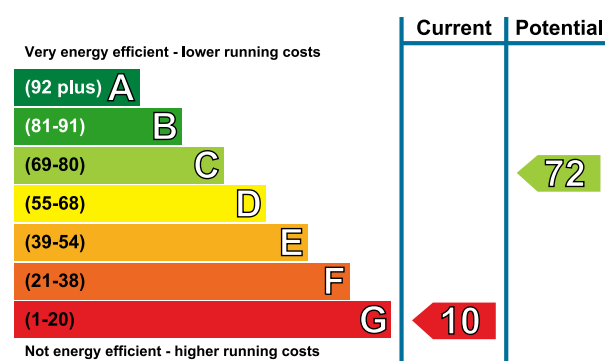
£ 12,387

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 348 over 3 years	£ 354 over 3 years	
Heating	£ 16,482 over 3 years	£ 4,746 over 3 years	
Hot Water	£ 1,041 over 3 years	£ 384 over 3 years	
Totals	£ 17,871	£ 5,484	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 3,399	
2 Cavity wall insulation	£500 - £1,500	£ 3,738	
3 Floor insulation (suspended floor)	£800 - £1,200	£ 612	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.