



England & Wales	
EU Directive 2002/91/EC	
Min energy rating - higher rating is better	
A	1-10
B	11-15
C	16-20
D	21-25
E	26-30
F	31-35
G	36-50

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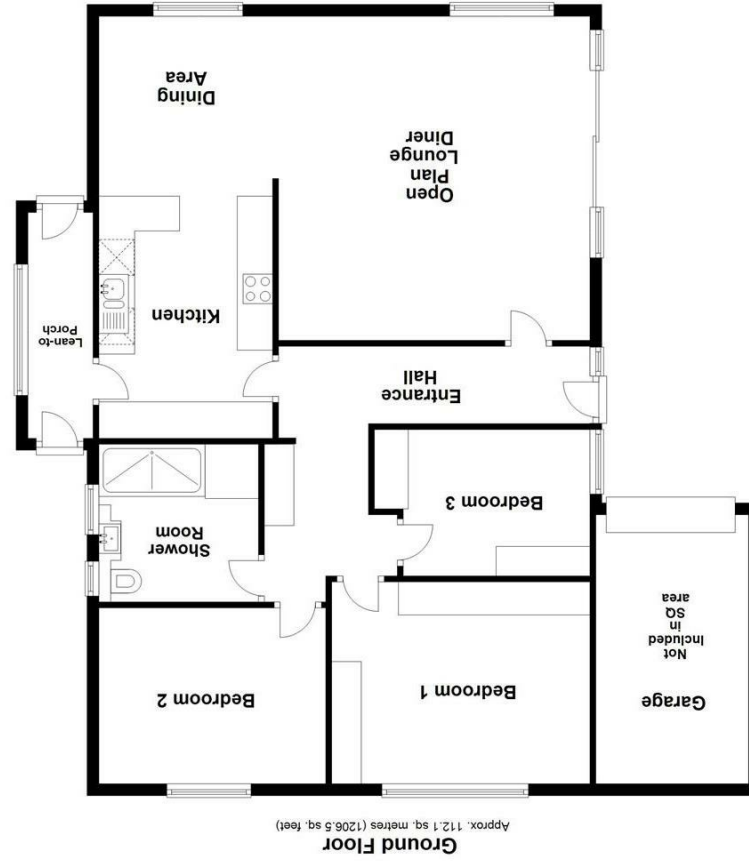


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John Sankey
 Estate Agents

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only.
 Plan produced using Planlady.



17 Farcroft Avenue, Sutton-In-Ashfield, Notts, NG17 2GR
 £279,950

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 Estate Agents



Farcroft Avenue

Sutton-In-Ashfield

Step inside this spacious and immaculately maintained detached bungalow, built in approximately 1975 by the previous owners and meticulously upgraded over the years. Step into the inviting entrance hall, where you'll immediately feel at home. The highlight of this home is the bespoke kitchen, installed in 2019, offering both functionality and beauty.

The open plan living and dining room provides seamless flow and easy access to the kitchen, making it perfect for modern living. The kitchen boasts high-quality wall and base units, along with integrated appliances including a fridge, freezer, plus the washing machine and dishwasher—all included in the sale.

Three generously sized bedrooms offer ample space for rest and relaxation, each equipped with fitted wardrobes to meet your storage needs. The property also features a stunning shower room installed in 2018, adding both style and convenience.

Outside, the property impresses with a well-maintained driveway providing parking for at least three cars, accompanied by a beautifully landscaped lawn garden. Designed with ease of maintenance in mind, the rear garden features a patio area and lush lawn, creating an ideal space for entertaining and unwinding.

With the added benefit of being sold with NO UPWARD CHAIN, don't miss out on making this charming bungalow yours!

How To Find The Property

Take the Sutton Road A38 out of Mansfield continuing past Kings Mill Hospital and then straight on at the next traffic lights. Continue to the traffic lights by the New Cross public house and bear to the right and then straight on at the next traffic lights. After passing Asda take the third exit at the roundabout, through the next traffic lights and then bear to the right onto Huthwaite Road by the car wash. Continue for approximately 200 yards and turn right onto Ashland Road West. Follow the road until taking the 6th right turn into Farcroft Avenue. The property can then be found, clearly marked by one of our sign boards.



Entrance Hall

18'1" max x 11'7" maximum into recess door

The welcoming entrance hall features karndean flooring and access via a composite door, this space offers a storage cupboard and access to all areas of the bungalow.

Open Plan Lounge/Dining Room

18' x 17'3" plus 9'8" x 9'8"

The open-plan living/dining room is characterised by stylish design and abundant natural light, courtesy of UPVC double glazed windows and doors, some fitted with shutter blinds which are included in the property sale. An electric fire serves as a centrepiece, adding warmth and ambiance to the space. This generously sized room features two central heating radiators and an electric heater for comfort. With a TV point and multiple power points, it offers convenience and functionality. The seamless flow into the kitchen enhances the overall appeal of this area.

Kitchen

13'6" x 9'8"

Remodelled in 2019, the kitchen boasts a modern design with a comprehensive range of wall and base units, complemented by a roll edge work surface. A 1 1/2 bowl sink and drainer unit with a mixer tap provide convenience for daily use. The kitchen is equipped with a four-ring gas hob and extractor above, as well as a fitted oven. Integral fridge and freezer, along with a washing machine and dishwasher, are included in the sale. Spotlights illuminate the ceiling, creating a bright and inviting atmosphere. A UPVC double glazed window to the side aspect, while a door leads to the rear entrance area/lean too.

Lean To Rear Porch

12'7" x 3'7"

Access from here can be gained to the rear garden. There is tiled flooring, spotlights to the ceiling and access to the kitchen.

Bedroom No 1

14'4" x 11'3"

Bedroom one is a comfortable double bedroom featuring fitted wardrobes and dresser drawer units, as well as a dressing table. A central heating radiator ensures comfort, while a UPVC double glazed window offers pleasant views of the rear garden. Power points are also available for convenience.

Bedroom No 2

13' x 9'9"

Bedroom two is another spacious room that benefits from fitted wardrobes, providing ample storage space. A UPVC double glazed window overlooks the rear aspect, offering natural light, while a central heating radiator and power points are available for convenience.

Bedroom No 3

10'4" maximum x 8'2"

Bedroom three is a well-proportioned third bedroom in our opinion with fitted wardrobes for storage. A UPVC double glazed window to the side aspect allows natural light into the room. Additionally, there is a central heating radiator and power points

Shower Room

8'10" x 8'9"

The shower room, completely refitted and updated in October 2018, is a gorgeous space featuring a low flush WC and a vanity sink unit with mixer tap and storage beneath. It offers the convenience of a mains-fed walk-in rainfall shower. Modern tiling adorns the walls, and there are spotlights to the ceiling for ample illumination. Two UPVC double glazed windows to the side aspect allows natural light into the room, complemented by a central heating radiator and a heated towel rail.

Outside

The front driveway provides parking for at least three cars comfortably and is bordered by a lawn adorned with shrubs. Gated access leads to the rear garden, which features a patio area, perfect for seating, and a well-maintained lawn.

Garage

14'11" x 8'6"

Up & over door and power points.

Additional Information

Tenure: Freehold

Council Tax Band: D

Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.

