



England & Wales	
EU Directive 2002/91/EC	
Min energy rating - lower energy costs	
A	1-10
B	11-15
C	16-20
D	21-25
E	26-30
F	31-35
G	36-50
Min energy rating - lower energy costs	70
Energy Efficiency Rating	
Current	Proposed
Environmental Impact (CO ₂) Rating	
Current	Proposed
Min energy rating - lower CO ₂ emissions	
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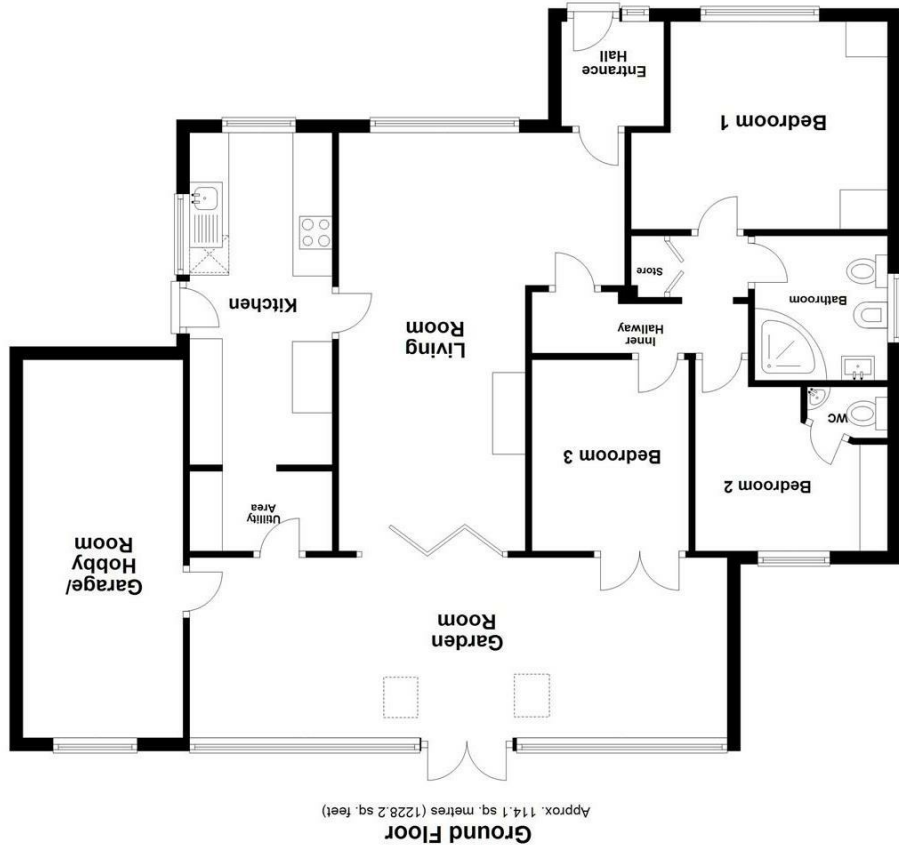


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John Sankey
 Estate Agents

Total area: approx. 114.1 sq. metres (1228.2 sq. feet)
 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 Floorplan.



11 Saville Road, Sutton-In-Ashfield, Nottinghamshire, NG17 3DF
 Guide Price £300,000 to £310,000

John Sankey
 Estate Agents



Saville Road

Sutton-In-Ashfield

GUIDE PRICE £300,000-£310,000 Situated in a sought-after area, Saville Road presents a meticulously upgraded modern three-bedroom detached bungalow, boasting a spacious and beautifully presented interior. Upon entry, you are greeted by an inviting entrance hall that leads seamlessly into the L-shaped living room, providing ample space for relaxation and entertainment. The modern fitted kitchen offers convenience and functionality, complemented by a stylish shower room installed in 2017 for added comfort.

The property features three well-appointed bedrooms, with bedroom two offering the added convenience of an en-suite WC. An extension spanning the rear width of the property creates a stunning garden room, currently divided into two sections—a cosy reading area and a versatile space for dining or entertaining. UPVC doors open onto the rear garden, inviting the outdoors in and providing a seamless transition between indoor and outdoor living.

The garage, currently utilised as a hobby room/gym, offers versatility and could easily be converted back to its original purpose if desired. Outside, the property boasts a delightful plot with a wildflower lawn at the front and parking space for two cars. The rear garden is laid to lawn and is low maintenance with a charming patio area and artificial turf perfect for relaxation or alfresco dining.

Conveniently located, Saville Road enjoys close proximity to schools, bus services, and local shops, making it an ideal choice for families or those seeking a peaceful yet well-connected lifestyle.

How to find the property

Take the Sutton Road A38 out of Mansfield to the traffic lights by the Sir John Cockle public house, turn right onto Skegby Lane following to the next set of lights where you continue straight ahead at the lights onto Mansfield Road for approximately half a mile before turning left into Saville Road. The property is then located on the left hand side clearly marked by one of our sign boards.

Entrance Hall

The entrance hall features laminate flooring and provides access to the lounge.

Living Room

21' x 14'4" maximum

The living room is generously sized and features laminate flooring and a decorative fire surround centrepiece. Bi-fold UPVC doors lead to the extended garden room, while there is a UPVC double glazed window to the front aspect, providing natural light. Oak effect doors lead to the inner hall and kitchen. Additionally there is also two central heating radiators.



Extended Garden Room

27' x 9'1"

The extended garden room spans the length of the property and offers versatility and usability. Currently, it is split into a dining area and a reading/relaxation space. Central heating radiators ensure comfort, while UPVC double glazed windows and doors provide access to the rear garden. Laminate floor covering and skylight windows in the roof enhance the space, along with power points and internal doors leading to the lounge, kitchen, and garage.

Kitchen

16'8" x 7'2"

The kitchen features modern wall and base units, complemented by a sink unit with a Flexi hose mixer tap. A four-ring gas hob with an oven beneath and an extractor above provide functionality for cooking. The space is illuminated by spotlights on the ceiling, and there's also a utility area for additional storage. UPVC double glazed doors lead out to the front aspect and into the extension, with access also available to the lounge.

Utility Area

7'2" x 4'

Accessed from the kitchen with extra storage space and door to the extended garden room.

Garage/ Hobby Room

18'6" x 8'

The garage, currently used as a hobby room/gym, offers ample space for various activities and will be perfect for teenagers to entertain friends. It features laminate flooring, a central heating radiator, power points, and a UPVC double glazed window to the rear, providing natural light. Boarding on the walls enhances the space, and although the garage door has been retained, it can easily be reinstated if desired, maintaining its functionality as a garage.

Bedroom No. 1

10'11" x 10'5"

Bedroom one boasts a UPVC double glazed window to the front aspect, ensuring ample natural light. Fitted wardrobes offer convenient storage space, while laminate flooring adds a contemporary touch. Additionally, the room features a central heating radiator and power points.

Bedroom No. 2

9'8" x 8'3"

Bedroom two features a built-in wardrobe, providing ample storage space for belongings. A UPVC double glazed window overlooks the rear aspect, allowing natural light to filter into the room. Laminate flooring enhances the room along with power points. Additionally, there is access to a separate WC, adding to the functionality of the space.

W.C.

A low flush WC with sink unit and mixer tap. Tiled walls and a spot light to the ceiling.

Bedroom No. 3

9'7" x 7'8"

Bedroom three is equipped with a central heating radiator and power points for convenience. The room features laminate flooring, adding a contemporary touch to the space. UPVC double glazed French doors provide access to the extended garden room, offering seamless integration with the area and inviting natural light into the bedroom.

Shower Room

The shower room features a contemporary design and functional amenities. It includes a low-flush WC, a wall-mounted floating sink unit with a mixer tap and drawers beneath, and a mains-fed shower cubicle with wet wall boarding. The remaining walls are tiled for easy maintenance, while the floor also features tiles. A chrome heated towel rail adds a touch of luxury, and spotlights illuminate the space. Natural light enters through the UPVC double glazed window to the side aspect.

Outside

The exterior of the property occupies a lovely plot with a driveway at the front which provides parking for at least two cars, ensuring easy access for residents and visitors alike. To the side of this, there is a spacious lawn bordered by wildflower beds, adding natural charm to the landscape. Gated access leads to both the garage and the rear garden.

The rear garden features a combination of lawn and patio areas, offering versatile outdoor living spaces. Additionally, there is artificial grass, providing a low-maintenance solution for year-round enjoyment. The garden itself is a lovely private retreat in our opinion with access to both sides of the property allowing for easy movement around the premises.

Additional Information

Tenure: Freehold

Council Tax Band: C

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

