



## 6 Rosemont Close, Sutton-In-Ashfield

Guide Price £190,000-£200,000 Freehold

STYLISH SEMI-DETACHED BUNGALOW • IMMACULATELY PRESENTED OFFERING TWO BEDROOMS • SPACIOUS LIVING ROOM & FITTED KITCHEN • DRIVEWAY PROVIDING PARKING FOR MULTIPLE VEHICLES, EPC RATING: C • LOW MAINTENANCE REAR GARDEN WITH VERSATILE GARDEN ROOM, NO UPWARD CHAIN



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**John  
Sankey**







### **Kitchen**

10' 11" x 7' 0" (3.33m x 2.13m)

This well-appointed kitchen benefits from a range of wall and base units, complemented by a work surface that houses a four-ring gas hob with a fitted extractor above and an oven beneath. A stylish splash back and a sink with a drainer unit and mixer tap add to the functionality of the space. There is also an integrated microwave for added convenience. A UPVC double-glazed window and door provide lovely views and easy access to the rear garden, while an internal door seamlessly connects the kitchen to the living room.

### **Living Room**

16' 1" x 10' 11" (4.90m x 3.33m)

A stylish and contemporary space, the living room offers a bright and airy feel thanks to a UPVC double-glazed window to the front aspect, allowing plenty of natural light to flood in. A modern electric fire serves as an elegant focal point, while a central heating radiator ensures warmth and comfort. The space is further enhanced by laminate flooring, TV and power points, and doors providing seamless access to the inner hallway and kitchen.

### **Bedroom No. 1**

9' 9" x 9' 0" (2.97m x 2.74m)

A well-proportioned double bedroom located at the front of the property, benefiting from a UPVC double-glazed window that allows for ample natural light. The room is decorated in neutral tones, creating a bright and inviting atmosphere. It also includes a central heating radiator and power points for convenience.

### **Bedroom No. 2**

9' 0" x 7' 0" (2.74m x 2.13m)

A versatile room, currently set up as a dining space but offering the flexibility to be used as a second bedroom if required. A UPVC double-glazed window to the rear aspect overlooks the garden, bringing in plenty of natural light. The room also features a central heating radiator, power points, and stylish laminate flooring.

### **Shower Room**

A modern and stylish shower room fitted with a contemporary three-piece suite. It comprises a low-flush WC, an inset sink unit with a mixer tap and storage beneath, and a mains-fed shower cubicle. The walls are partly tiled, and the floor is fully tiled for a sleek finish. A UPVC double-glazed window to the side aspect provides natural light, and a central heating radiator adds warmth.



## Outside

The front of the property boasts a sprawling stoned driveway, providing off-road parking for multiple vehicles—an invaluable feature. Gated access leads to an additional parking area and continues around to the beautifully maintained rear garden. The rear garden has been thoughtfully landscaped for ease of maintenance, featuring a paved patio area, neatly arranged shrubbery, and a well-designed layout ideal for relaxing or entertaining. The garden also benefits from a very useful garden room.

## Garden Room

16' 0" x 8' 1" (4.88m x 2.46m)

A highly functional and adaptable space that could serve as a home office, gym, beauty room, or simply a relaxation pod. It is fully equipped with power and lighting, UPVC double-glazed doors that open onto the garden, and a stylish laminate floor covering, making it a perfect retreat.

## Garage

The garage offers a very useful space, perfect for extra storage, benefitting from power and lighting the garage is set back from the main driveway behind the gate to the rear garden.

## Additional Information

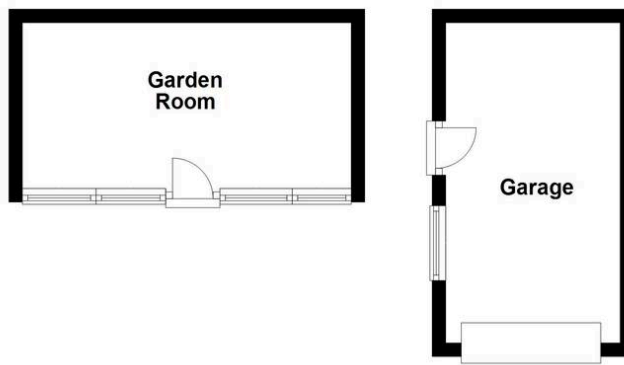
Tenure: Freehold

Council Tax Band: B

Mobile/Broadband Coverage Checker visit: [www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.







### Ground Floor

Approx. 44.0 sq. metres (473.7 sq. feet)



Total area: approx. 44.0 sq. metres (473.7 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 PlanUp.

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