



5 Wordsworth Avenue, Sutton-In-Ashfield

GUIDE PRICE £315,000 – £325,000 Freehold

EXTENDED DETACHED BUNGALOW WITH PLENTY OF SPACE • SPACIOUS LIVING ROOM & DINING KITCHEN • THREE BEDROOMS, UTILITY ROOM AND EN-SUITE WC • BEAUTIFUL REAR GARDEN WITH VIEWS TOWARDS BRIERLEY FOREST • EARLY VIEWING HIGHLY RECOMMENDED, EPC RATING: D



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John Sankey





Entrance Hall

A welcoming entrance featuring a characterful wooden front door and a uPVC double glazed window to the side, allowing natural light to brighten the space. Internal doors lead to the main living areas and the rest of the accommodation.

Living Room

34' 11" x 11' 0" (10.64m x 3.35m)

A spacious and light-filled living area with a feature fireplace as a central focal point. UPVC double glazed windows to the side and rear, along with French-style doors, enhance the sense of space and provide seamless access to the garden. Window seats add charm and practicality, while two central heating radiators and partial underfloor heating ensure comfort. Please note that a fourth bedroom has been incorporated into this space, but it can be reinstated if required.

Dining Area

12' 1" x 9' 1" (3.68m x 2.77m)

Dining Kitchen

13' 0" x 9' 1" (3.96m x 2.77m)

A beautifully designed kitchen offering a range of wall and base units, soft-close cupboards and drawers, and an integrated plate rack and shelving. A large range cooker with electric and gas ovens sits beneath an extractor fan, while a Belfast sink adds character. A uPVC double glazed window to the side provides natural light, and a glazed door leads out to the garden. The spacious dining area comfortably accommodates a large dining table and chairs. Additional features include an under stairs storage cupboard, a central heating radiator, and a door leading to the utility room and upstairs bedroom.

Utility Room

9' 1" x 5' 9" (2.77m x 1.75m)

A practical and well-equipped space fitted with a range of wall and base units, plumbing for a washing machine and dishwasher. A UPVC double glazed window to the side allows for ventilation, while a central heating radiator ensures warmth. The room also houses the combination boiler in a separate storage unit.

Bedroom No 1

13' 10" x 11' 0" (4.22m x 3.35m)

A generously sized and naturally bright bedroom, benefitting from UPVC double glazed windows to the side and front. Fitted wardrobes and a dressing table provide ample storage, complemented by an abundance of drawers and feature lighting. A door leads to a well-presented en-suite.

En-Suite WC

Designed for convenience, the en-suite includes fitted cupboards for optimal storage, a stylish wash hand basin, low flush WC, extractor fan, and feature shelving with integrated lighting.

Bedroom No 2

10' 8" x 9' 1" (3.25m x 2.77m)

A comfortable double bedroom featuring a walk-in wardrobe, UPVC double glazed windows to both the front and side, and a central heating radiator.

Bathroom

A stylish and well-appointed family bathroom, offering a corner shower cubicle with a mains-fed shower, two wash hand basins set within a sleek vanity unit, a bath, and a low flush WC. The space is finished with a tiled floor, part-tiled walls, spotlights to the ceiling, and an extractor fan.

First Floor

Bedroom No 3

17' 1" x 12' 7" (5.21m x 3.84m)

Accessed via stairs from the kitchen, this charming attic-style bedroom enjoys countryside views through a feature window to the rear and a UPVC double glazed window to the side. An abundance of built-in storage maximises space, and a separate room houses a vanity unit with a wash basin.

Outside

The front has a private frontage with a mature hedge for screening and a driveway leading to the garage. The rear garden is beautifully landscaped and offering views toward Brierly Forest, the rear garden provides multiple areas for relaxation and entertaining. A patio area with a pergola, a built-in barbecue, and a second patio create ideal seating spots. A greenhouse is included, and side gates offer access to the front. The garden is laid to lawn with an array of plants, trees, and shrubs, enhancing its tranquil setting.

Additional Information

Tenure: Freehold Council Tax Band: C

Mobile/Broadband Coverage Checker visit:

www.ofcom.org.uk then click mobile & broadband checker.

