





# 1 Loundhouse Road, Sutton-In-Ashfield

Prices from £415,000 Freehold

FOUR BEDROOM DETACHED BUNGALOW • WELL EQUIPPED KITCHEN WITH DINING AREA • GENEROUSLY SIZED, OPEN PLAN LOUNGE AND DINING ROOM. EPC RATING: C • DOUBLE GARAGE AND CONVENIENT OFFICE SPACE • EN-SUITE SHOWER ROOM AND FAMILY BATHROOM • DRIVEWAY PROVIDING OFF ROAD PARKING • BEAUTIFUL REAR GARDEN WITH A VARIETY OF PATIOS SPACES AND A BRICK WORKSHOP















#### Kitchen

14' 9" x 6' 0" (4.50m x 1.83m)

A practical and well-designed space featuring wall and base units housing a one-and-a-half sink, offering an abundance of storage. There is ample space for appliances, power points throughout, and a central heating radiator. A UPVC double glazed window overlooks the rear garden, and the room flows seamlessly into the kitchen/diner.

## Kitchen/Diner

11' 8" x 10' 5" (3.56m x 3.17m)

This bright kitchen/diner includes solid oak doors and granite worktops, with a belfast sink. Extractor fan, and space for further appliances. A UPVC double glazed window fills the room with natural light, and the space also features plentiful storage, power points, and a central heating radiator. There is also room for dining unto four people.

# Lounge/Diner

21' 8" x 11' 8" (6.60m x 3.56m)

Dining room (24'2 x 10'9)The lounge features a charming fireplace housing a cast iron burner style gas fire, central heating radiator, power points, and double glazed double opening doors leading out to the patio. The adjoining dining area comfortably seats up to 6 people and includes a central heating radiator and power points. Together, these spaces create an open and sociable living layout, with french doors, leading out onto the covered patio.

## Office/Bedroom No 4

7' 8" x 7' 2" (2.34m x 2.18m)

Whilst originally designed as a fourth single bedroom, the room is currently fitted out as a practical and useful office with built-in storage and a fitted desk. The room also includes a central heating radiator, power points, and a UPVC double glazed window.

#### Bedroom No 1

17' 0" x 8' 7" (5.18m x 2.62m)

A generously sized double bedroom with fitted wardrobes, power points, central heating radiator, and a UPVC double glazed window. The room also benefits from a private ensuite.

## **En-suite shower room**

A modern ensuite comprising a low flush WC, electric shower cubicle, and vanity sink with a row of useful base storage cupboards. Additional features include a central heating radiator, UPVC double glazed window, and spotlights.

## Bedroom No 2

11' 9" x 10' 8" (3.58m x 3.25m)

A double bedroom with fitted wardrobes, a UPVC double glazed bow window, central heating radiator, and power points throughout.

# Bedroom No 3

11' 9" x 10' 9" (3.58m x 3.28m)

Another generously sized double bedroom featuring fitted wardrobe space, a UPVC double glazed bow window that fills the room with natural light, a central heating radiator, and power points.

#### **Bathroom**

A well-equipped family bathroom featuring a bath, vanity sink with mixer tap, low flush WC, and a walk-in mains-fed shower. The room also includes a storage base unit, central heating radiator, heated towel rail, spotlights in addition to a chandelier fitting and a UPVC double glazed window.

## Garage

17' 8" x 15' 0" (5.38m x 4.57m)

A spacious double garage equipped with a sink both hot and cold water fed electric up-and-over door, power points, storage and a central heating radiator makes this a practical and versatile space. A loft hatch is also included and increases this property's storage space.

## Outside

Outside, the property continues to impress. The front features gated access to a driveway providing an abundance of off-road parking. Mature shrubbery, established trees, and a well-kept lawn enhance the property's curb appeal and character. Gated side access leads to the rear garden—an open and relaxing outdoor space offering multiple patio areas all with electricity points and electric lighting ideal for outdoor living and entertaining. The majority of the garden is laid to a well-maintained lawn and is beautifully bordered by mature shrubbery for added privacy. A covered patio area outside the lounge further enhances the space, seamlessly blending indoor and outdoor living. And a wooden shed gives storage with a brick built workshop as an added practical feature

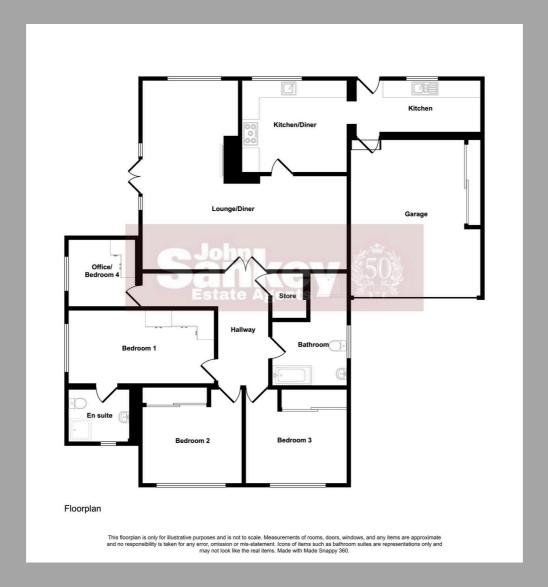
## **Additional Information**

Tenure: Freehold council tax band: D Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker









These brochures are produced as a guide only. The floor plan and measurements are not to be used for furnishing or any other purposes and are approximate.

Situated in a sought-after location, this stunning three-bedroom bungalow has both practicality and comfort in mind. The property features a generously sized driveway providing ample off-road parking, complemented by a low-maintenance yet characterful front garden that enhances its kerb appeal.

Upon entering, you step into a well-equipped kitchen and dining area, which also offers access to the highly practical double garage. Moving further through the home, you arrive at the heart of the property—an impressive open-plan lounge and dining area that provides an excellent living space and opens onto the rear garden through double doors.

The rest of the accommodation includes a spacious master double bedroom with its own en suite shower room, two additional double bedrooms, and a fourth additional bedroom currently fitted out as a convenient office. These rooms are all complemented by a modern, well-equipped family bathroom, completing the indoor living space.

The rear garden further elevates the appeal of this home. It features multiple patio areas including a covered space ideal for relaxing and entertaining, along with a storage shed and brick workshop plus a variety of outdoor areas that enhance its practicality and charm.

Overall, this is a brilliant home for someone seeking a property that offers both function and comfort in equal measure.



