



PIPPIN LODGE ROSE COTTAGE DRIVE | HUTHWAITE | SUTTON-IN-ASHFIELD | NG17 2RU

BuckleyBrown
ESTATE AGENTS

SETTING THE STANDARD!... We certainly have a treat in store for you with this gorgeous four/five-bedroom, detached bungalow! This property has been renovated throughout with stylish decor and quality fixtures and fittings. The external is equally great too, boasting an exceptional plot with parking for multiple cars. What's not to love?

Let's start with the lovely lounge, this space will certainly appeal with ample space for furnishings and homely touches. Just across from here, you will be met with the versatile sitting room with French doors leading onto the garden, and dining area with two windows allowing plenty of light to fill the room. This is the perfect space to enjoy family meals. Next, we move into the impressive kitchen, which is fitted with a range of shaker-style grey wall and base units, and work surfaces to match. The kitchen also provides back door access onto the garden. The ground floor benefits from a handy utility room which includes space for a washing machine, perfect for doing the laundry. From here, you will gain access to the integral double garage, which provides good storage for garden tools and other goods.

From the inner hallway, you'll be welcomed by four versatile and spacious bedrooms, two with the added luxury of their own private ensembles, and all with built-in wardrobe space! The family bathroom has been presented to a fantastic standard, featuring a freestanding bath and a hand basin with a built-in vanity unit. As you can see, the owners have taken great pride in turning this bungalow into a stunning family home!

Outside will definitely tick those boxes with this show-stopping, fantastically landscaped garden. This beautifully-maintained lawn marries well with the large patio area, a great space for hosting BBQ's in the summer months! There is also a range of planted shrubs for decoration, not to mention a pretty summer house which can be negotiated in the price. Call today to arrange a viewing!





Hall

With access to;

Dining Room 8'7" x 19'3"

With laminate flooring and windows to front elevation. Including underfloor heating.

Lounge 13'3" x 24'3"

Including laminate flooring and French doors leading onto the garden. With windows to side elevation. Including underfloor heating.

Sitting Room 10'10" x 13'4"

With laminate flooring and French doors to rear elevation. Including underfloor heating.

Kitchen 10'10" x 18'11"

Including a modern range of cabinetry with work surface over, an inset sink, space for appliances, down lights fitted and back door access to the garden. Including underfloor heating.

Utility

Including space for a washing machine, with work surface over and an inset sink. With access to the garage. Including underfloor heating.

Bedroom One 12'7" x 19'7"

With build-in wardrobes and down lights. Window to rear elevation. Including underfloor heating.

Ensuite 6'1" x 7'0"

Including a three-piece suite and window to side elevation. Including underfloor heating.

Bedroom Two 10'11" x 19'7"

Including built-in wardrobe space. With dual aspect windows. Including underfloor heating.

Ensuite 6'5" x 7'11"

Including a three-piece suite and window to side elevation. Including underfloor heating.

Bedroom Three 12'5" x 13'2"

With window to front elevation. Including underfloor heating.

Bedroom Four 8'9" x 12'5"

With window to side elevation. Including underfloor heating.

Bathroom 8'6" x 11'4"

Including a four-piece suite. With window to front elevation. Including underfloor heating.

Garage 21'10" x 24'5"

A double garage for ample storage with internal access from the Utility.

Outside

Including a large lawn and patio area with surrounding planted shrubs. The pretty summerhouse is up for negotiation. With a double garage and driveway for multiple cars to the front.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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