



Offers Over £230,000 Freehold

FACKLEY WAY | STANTON HILL | SUTTON-IN-ASHFIELD | NG17 3HT

**BuckleyBrown**  
ESTATE AGENTS



TOO GOOD TO MISS!!.. We are proud to present to the market this impressive two-bedroom bungalow, located in Sutton-In-Ashfield, close to traffic links such as the A38 and M1. Featuring a homely and well-presented interior, this property has been kept to a fantastic standard throughout and is sure to instantly impress upon viewing! Let's take a look inside..

The living room is a brilliant size and really makes you feel at home with a traditional feature fireplace and tasteful decor. The kitchen is just next door and comes complete with a range of modern wall and base units along with an array of quality fitted appliances. Further to this is a conservatory which has ample space for a dining set or seating, whatever suits you! It also features patio doors that lead out to the rear garden, excellent for entertaining guests!

Head to the opposite side of the hallway where you'll find two terrific double bedrooms, both of which have been kept to a high standard throughout with tons of potential to add your own homely furnishings and design style. Additionally, there's a modern shower room complete with a suite in white.

The outside space complements the property well and benefits from a low-maintenance rear garden that features a patio seating area and artificial grass. You'll also find block paving to the front of the property, alongside a private drive and garage that allows space for ample off-road parking! What's not to love?





**Entrance Hall**

With laminate flooring and access to;

**Living Room 13'10" 15'1"**

With a gas fire set into a brick surround and extended hearth, laminate flooring, radiator and a window to the front elevation.

**Kitchen 8'9" 9'8"**

Complete with modern grey wall, base and drawer units with attractive white work surfaces above and a contrasting back resin sink. Appliances include an integrated oven and microwave, a gas hob with an extractor above and an integrated fridge freezer. The room is finished with laminate flooring, radiator and a window and door to the conservatory.

**Conservatory 11'4" 13'3"**

With tiled flooring, radiator and doors to the rear garden.

**Bedroom One 10'0" 10'7"**

With laminate flooring, radiator, fitted wardrobes and a window to the rear elevation.

**Bedroom Two 8'11" 9'11"**

With laminate flooring, radiator and a window to the front elevation.

**Shower Room 5'4" 8'0"**

With a low flush WC, a hand wash basin set into a vanity unit and a glass shower cubicle. The room is finished with tiled walls, plumbing for a washing machine and an opaque window to the rear.

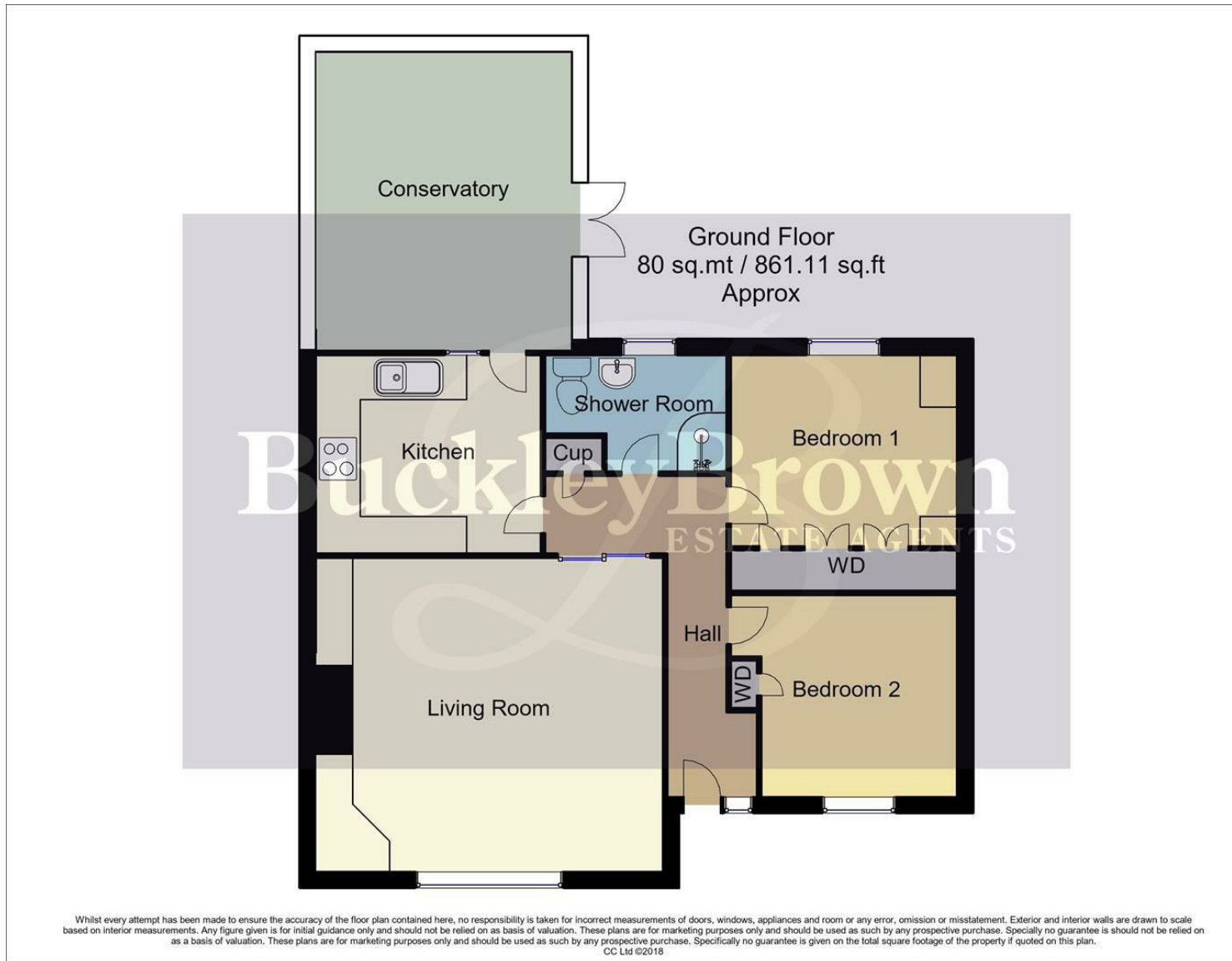
**Outside**

The front of the property is block paved allowing for ample off street parking and a single detached garage. The rear garden is enclosed with a block paved patio leading off from the property, artificial grass for low maintenance and a decked seating area with raised flower beds.









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		86	90
(69-80) C			
(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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