



SUTTON ROAD | KIRKBY-IN-ASHFIELD | NOTTINGHAM | NG17 8GZ

**BuckleyBrown**  
ESTATE AGENTS

HERE IT IS!!.. Introducing this charming three-bedroom detached bungalow is located in a safe and convenient area. The property is positioned nearby amenities and would make your perfect forever home! Let's take a look inside...

Upon entry, the hallway is spacious and welcomes you to the lovely lounge that is filled with natural light, creating a homely and inviting atmosphere perfect for both relaxing and entertaining with family and friends. Moving through to the modern kitchen is a highlight of the property, featuring a range of contemporary units, you won't need to touch a thing! Not to mention the space for appliances and access to the conservatory, there is plenty of space here for a dining room table or even a sofa to create a second sitting room. The handy utility room is just next door and offers additional storage space.

From the inner hallway, you'll be welcomed by three versatile and spacious bedrooms, all of which offer versatility to add your own stamp. The bathroom completes the floor, and is fitted with a three-piece suite including a shower over the bath.

Heading outside, the rear garden boasts a lovely lawn area, and there's a surrounding fence that provides a great deal of privacy. To the front of the property is a generous driveway for off-road parking. Furthermore, the property benefits from a garage, providing ample secure storage space. Don't miss out on this one, call now to arrange a viewing!





### Hall

With access to;

Living Room 12'6" x 14'3"

With carpeted flooring and a feature fireplace.

Kitchen 9'10" x 10'10"

Complete with a range of matching units and cabinetry, with complementary work surface over and inset sink.

Conservatory 11'1" x 7'4"

With windows surrounding and french doors to rear elevation.

Bedroom One 12'4" x 11'10"

With window to front elevation.

Bedroom Two 9'1" x 12'2"

With window to front elevation.

Bedroom Three 9'10" x 7'6"

With window to side elevation.

Bathroom 9'10" x 4'6"

Including a three-piece suite with window to side elevation.

### Outside

Including a well-maintained lawn to the rear of the property. With a driveway for multiple cars and a gravelled area 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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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