



Offers Over £210,000

DUNELM CLOSE | | SUTTON-IN-ASHFIELD | NG17 2EX

BuckleyBrown
ESTATE AGENTS

YOUR VERY OWN SPACE TO CALL HOME!

This delightful four-bedroom dormer bungalow offers a generously sized, thoughtfully designed living space. Situated in the highly desirable area of Sutton-In-Ashfield and only a short distance from local amenities! While the property would benefit from slight modernisation, it presents a fantastic opportunity to create your dream home.

As you step inside, you will be introduced by a spacious living, perfect for both relaxation and hosting. Flowing seamlessly through double doors you will find a versatile dining room allowing for that open plan feel whilst also being able to keep these separate, the option is yours! The kitchen is fully equipped with all essential appliances you need to cook delicious meals. Through from here you will be greeted by an expansive conservatory, serving as a great entertaining space for family and friends to enjoy all year round!

The ground floor also features one of the bedrooms and the main bathroom, providing added convenience and accessibility for those who prefer not to navigate stairs or for hosting guests.

Upstairs, you'll find three more bedrooms, each offering a blank canvas for you to add your personal style. Two of which also benefit from the added convenience of built-in wardrobes. A loft space, located just off bedroom three, provides additional storage potential or could be transformed into whatever you desire.

Outside, the property boasts established, mature landscaping, a paved seating area, and an enclosed lawn, offering a peaceful, private retreat. To the front, there's a driveway and garage, providing ample parking and extra storage space.

Contact our team today to arrange your viewing!





Hall

Accessible down the left hand side of the property offering further access to;

Living Room 9'7" x 17'10"

Spacious room with a feature fireplace and an opening through to the dining area via double doors.

Dining Room 9'7" x 13'1"

Versatile room with a window to the front elevation.

Conservatory 19'0" x 12'5"

Light and airy conservatory with surrounding windows and patio doors opening to the rear garden.

Kitchen 6'4" x 10'11"

Complete with a range of matching cabinets, inset sink and drainer, integrated appliances along with a window and door to the rear elevation.

Bedroom One 6'4" x 9'3"

Laminate flooring, central heating radiator and a window to the front elevation.

Bathroom 6'4" x 5'5"

Three piece suite comprising of a hand wash basin, low flush WC and a bath with an overhead electric shower.

Bedroom Two 9'6" x 8'1"

Carpeted flooring, central heating radiator, built in wardrobes and a window to the front elevation.

Bedroom Three 9'6" x 12'7"

Carpeted flooring, central heating radiator, access to loft space and a window to the rear.

Bedroom Four 6'5" x 11'3"

Laminate flooring, central heating radiator, a built in wardrobe and a window to the front.



Loft Space 9'6" x 8'2"

Ample storage space.

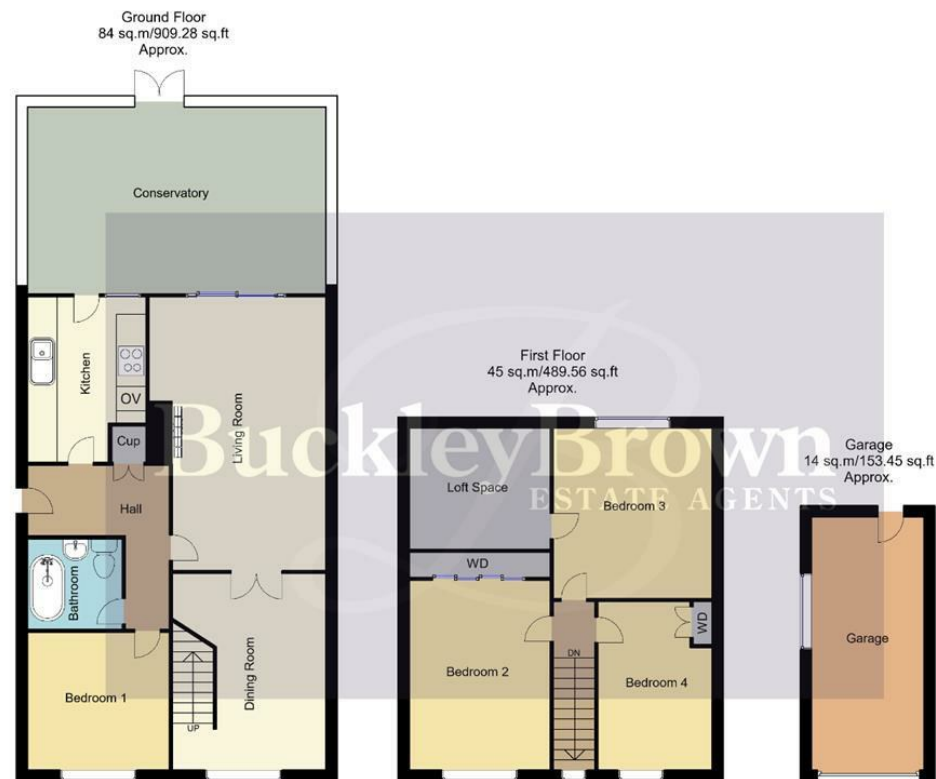
Garage

Accessible from the front elevation with a window to the side and an external door to the rear.

Outside

Low maintenance frontage with a decorative gravel area, private driveway and a garage. Well established garden to the rear which is mainly laid to lawn with a paved seating area and fence surround.





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 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. Specifically 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
(81-91) B		
(69-80) C		
(55-68) D	69	
(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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BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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