



Offers Over £350,000 Freehold

WAYSIDE COWPASTURE LANE | | SUTTON-IN-ASHFIELD | NG17 5AF

BuckleyBrown
ESTATE AGENTS

FEELS LIKE HOME!

We welcome you to this charming three-bedroom detached bungalow which is located in the desirable area of Sutton-in-Ashfield and offers spacious, well-designed accommodation throughout. Ideal for families or those seeking comfortable single-level living, the property combines generous interior space with beautiful outdoor features. Let's us tell you more...

The home welcomes you into a large, light-filled living room, which flows seamlessly into the open-plan dining area—perfect for entertaining or relaxing with family. Adjacent to this is a substantial kitchen, fully equipped with modern appliances. It features a stylish breakfast bar, a secondary dining area, and elegant bi-folding doors that open directly onto the rear garden, blending indoor and outdoor living.

There are three generously sized bedrooms. The main bedroom benefits from a private en suite, while another includes built-in wardrobes for added convenience. A modern family bathroom is located off the hallway, providing additional functionality for guests or family members.

The property sits behind a brick and gated entrance, leading to a private driveway that offers secure off-road parking. This adds a sense of privacy and peace of mind.

To the rear, the bungalow boasts a beautifully landscaped garden—a true retreat. A lush lawn is bordered by mature plants and colourful flowering shrubs, creating a tranquil and secluded atmosphere. At the heart of the garden, a small pond with water lilies adds a touch of serenity, with gentle ripples creating a soothing ambiance.

Completing the garden is a well-positioned patio seating area, ideal for alfresco dining or enjoying the sunshine during the warmer months. This outdoor space perfectly complements the home's relaxing and welcoming character.

Call now to make this property your forever home!





Entrance Hallway

Windows to the front and rear, multiple handy storage cupboards and a further access into;

Living Room 13'11" x 14'1"

Carpeted flooring, ample furniture space, window to the front and an opening through to the dining room.

Dining Room 9'10" x 10'11"

Carpeted flooring, open plan to the living room and a window to the side elevation.

Kitchen 8'6" x 22'0"

Large kitchen complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and a breakfast bar feature. Space and plumbing for additional appliances such as a

fridge/freezer, washing machine and a tumble dryer. Dual aspect windows and bi-folding doors, giving access to the rear garden.

Bedroom One 11'5" x 15'7"

Carpeted flooring, central heating radiator and dual aspect windows to the front and side. Benefits from an en suite.

En Suite 3'8" x 11'5"

Three piece suite including a hand wash basin, low flush WC and a shower. Window fitted to the side elevation.

Bedroom Two 11'5" x 12'5"

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



Bedroom Three 11'11" x 12'0"

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

Bathroom 6'5" x 9'9"

Three piece suite comprising of a hand wash basin, low flush WC and a bath. Fitted with a window to the rear elevation.

Outside

Brick and gated entrance leading to a private driveway providing secure off road parking. A charming, peaceful garden with a lush lawn is surrounded by mature plants and flowering borders. At the heart sits a small pond with water lilies and gentle ripples. Not to mention a patio seating area, perfect for alfresco dining during the summer months.





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. 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		
(81-91) B		
(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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