



£360,000 Freehold

199 WILD HILL | | SUTTON-IN-ASHFIELD | NG17 3JF

BuckleyBrown
ESTATE AGENTS

LUXURY LIFESTYLE!

Tucked away in a peaceful and well-loved neighbourhood, this charming two bed detached bungalow invites you in with a sense of calm and comfort from the moment you arrive. Set in Sutton-In-Ashfield, it offers local shops, schools, and transport links all just a short distance away. Whether you're beginning a new chapter or seeking a quieter pace of life, this home is ready to welcome you.

Step inside and you'll immediately feel the care and attention that has gone into every detail. The heart of the home is the open-plan kitchen and dining area — bright, airy, and bathed in natural light. It's the kind of space that instantly feels like home, whether you're enjoying a quiet morning coffee or hosting friends for dinner. This room is modern and well-equipped, flowing effortlessly into the living room, making it easy to relax and connect with loved ones all in one space.

As you explore further, you'll find two generous bedrooms, waiting for your touch of character. A stylish bathroom completes the interior, fitted with contemporary touches and designed for both comfort and function.

Outside, the story continues. The front of the property greets you with a spacious block-paved driveway, providing plenty of off-road parking behind newly installed gates. A handy side path leads you to the rear garden — a true outdoor retreat. Here, two paved seating areas are just waiting for summer evenings and Sunday brunches. A low-maintenance artificial lawn keeps things green all year-round, while secure fencing ensures peace and privacy. You will also find a greenhouse, a shed for storage, a versatile cabin that could be a home office or creative studio, and even a converted garage!

This is more than just a bungalow — it's a place to feel at home, to grow, to unwind, and to make new memories. Ready and waiting for its next chapter, this delightful property is one not to be missed.

Contact us today to arrange your viewing and see how beautiful this home is!





Porch

Accessible from the rear elevation, giving access to;

Utility

Additional storage space with fitted worktops and a window to the side elevation.

Kitchen/Dining Area 14'10" x 22'11"

Beautifully appointed with a selection of premium wall and base units, this kitchen also features an inset sink with drainer, high-quality integrated appliances, and a stylish breakfast bar—perfect for casual dining or entertaining guests. The open-plan layout flows seamlessly into the dining area, combining practicality with contemporary elegance. Finished with a skylight overhead.

The inviting dining area is bathed in natural light, thanks to elegant patio doors that open directly onto the garden, creating a seamless indoor-outdoor flow. Framed with classic

shutters for both style and privacy, this space offers a tranquil setting for meals while allowing easy access to outdoor entertaining or relaxation. Leading access through to the living room.

Living Room 13'2" x 22'11"

A generously proportioned reception room providing plenty of space for a full range of furniture arrangements. Featuring a striking exposed brick accent wall and a charming log burner fireplace that adds warmth and character. Dual-aspect windows to both sides.

Bedroom One 10'11" x 12'10"

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

Bedroom Two 9'11" x 10'11"

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

Bathroom 3'2" x 11'11"

Three piece suite comprising of a hand wash basin, low flush WC and a rainfall shower.



Cabin 8'9" x 18'0"

Versatile wooden cabin fitted with stable doors to the side and triple aspect windows to the front, side and rear. Internal door giving access into the garage.

Converted Garage 8'10" x 18'0"

Double doors to the front, handy shower and WC. Benefits from power and lighting along with access through to the cabin.

Outside

Externally, the front of the property features a spacious, private block-paved driveway providing ample off-road parking for multiple vehicles, complemented by newly installed gates and convenient side access to the garden.

To the rear, the south facing garden offers a true outdoor sanctuary—ideal for both relaxation and entertaining. It includes two beautifully designed paved seating areas, a low-maintenance artificial lawn, and a secure fence perimeter that

ensures a good level of privacy. Additional highlights include a practical storage shed (3 wooden kennels), a charming greenhouse for garden enthusiasts, a versatile cabin that could serve as a home office or studio, and a converted garage offering even more flexible space.

Additional Features

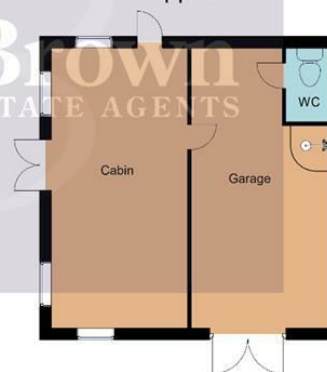
- New gates and fencing installed in March 2025.
- Gas line installed as it was previously oil.
- Ideal logic max combi boiler fitted in 2021.
- New rubber flat roof in February 2023.
- New orangery in February 2023.
- New double glazed windows fitted throughout in March 2022.
- New chimney - fire refitted on a new porcelain hearth in January 2022.
- Living room and kitchen/diner has been re-plastered .
- New kitchen and appliances fitted in August 2023.
- New roof fitted in October 2023.



Ground Floor
93 Sq.m/ 1005.60 Sq.ft
Approx



38 Sq.m/ 407.02 Sq.ft
Approx



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		85
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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