



£200,000 Freehold

46 VERE AVENUE | | SUTTON-IN-ASHFIELD | NG17 2DS

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ESTATE AGENTS



## STEP INSIDE!..

And discover this delightful three-bedroom detached bungalow, located in the ever-popular area of Sutton-in-Ashfield. Boasting a spacious and well-maintained interior, this property presents a fantastic opportunity for anyone looking for a forever home with comfort, convenience, and charm—all within easy reach of local shops, amenities, and transport links.

Upon entering, you'll be welcomed into a generously sized hallway that sets the tone for the rest of the home. The bright and airy lounge offers a wonderful space to relax or entertain, with ample flexibility to style it to your taste. Just off from here, the kitchen comes well-equipped with a comprehensive range of cabinetry and work surfaces, along with an integrated oven and space for additional appliances—ideal for whipping up hearty meals.

Continuing through the hall, you'll find three well-proportioned bedrooms, each offering plenty of space for your furnishings and personal touch. The modern family shower room has been thoughtfully updated, featuring a convenient walk-in shower and contemporary fixtures.

Step outside and you'll be greeted by a beautiful rear garden, complete with a lovingly maintained lawn, patio seating area, and surrounding fencing for privacy. The front of the property also impresses, showcasing a neatly manicured lawn with decorative trees and plants that add a picturesque, welcoming feel. For added convenience, there's a private driveway with space for up to three vehicles, along with a garage offering excellent storage options.

Call today to arrange a viewing.





#### Entrance Hall

Surrounding doors provide access into;

#### Kitchen 7'8" x 10'8"

Complete with a modern range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven, gas hob and space for appliances. With a window and a door to the side elevation.

#### Living Room 11'10" x 12'5"

With carpeted flooring, feature fireplace and windows to the side and front elevations.

#### Bedroom One 10'10" x 11'11"

With carpeted flooring and a window to the rear elevation.

#### Bedroom Two 7'1" x 11'9"

With carpeted flooring and a window to the side elevation.

#### Bedroom Three 7'1" x 6'10"

With carpeted flooring and a window to the side elevation.

#### Bathroom 7'1" x 6'3"

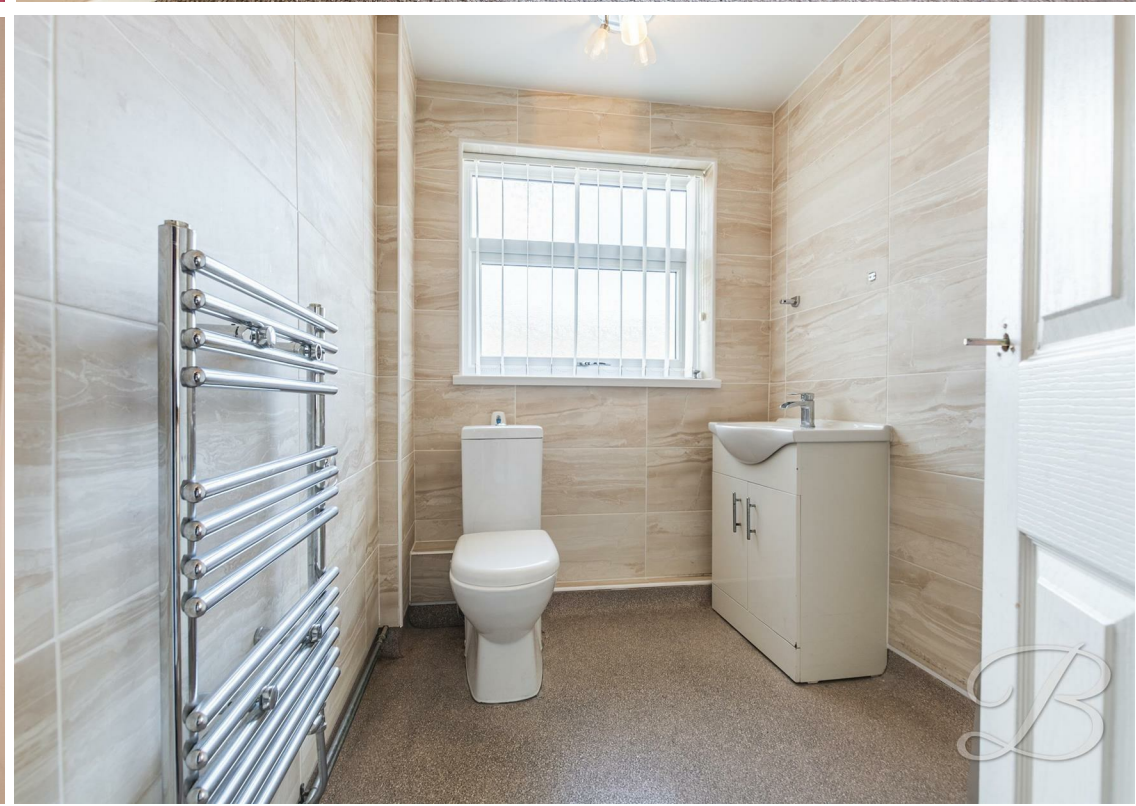
Complete with a three piece suite including a shower, low flush WC and a hand wash basin.

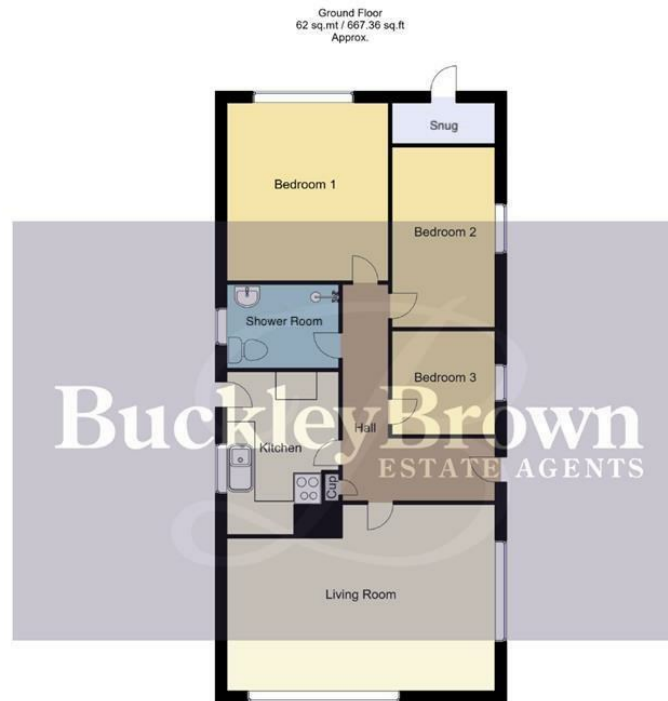
#### Outside

The front of the property features a gated entrance, driveway leading to a garage, and a laid lawn with shrubs. To the rear, there is a large patio seating area, laid lawn, and surrounding fencing for privacy.









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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
England & Wales		
EU Directive 2002/91/EC		

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