



Offers In The Region Of £550,000 Freehold

274A MANSFIELD ROAD | SKEGBY | SUTTON-IN-ASHFIELD | NG17 3DT

**BuckleyBrown**  
ESTATE AGENTS



PRIVATE, PEACEFUL... A PLACE TO CALL HOME... Nestled along the charming Mansfield Road in Skegby, Sutton-in-Ashfield, this detached bungalow blends comfort, character, and traditional charm. Exposed wooden beams create a warm, timeless feel, while the peaceful setting provides easy access to local amenities and transport links—making it ideal for families or retirees seeking both tranquillity and convenience.

The bungalow offers a welcoming flow, beginning with a bright entrance hall that leads into a spacious living and dining area, perfect for relaxing or entertaining. Just off this space sits a delightful sun lounge, ideal for enjoying the garden views all year round. The newly fitted kitchen features matching cabinets, generous work surfaces, integrated appliances, an inset sink, and a breakfast bar—perfectly combining style and practicality. A WC/utility room with space for appliances completes the layout, ensuring everyday comfort and functionality.

The bungalow includes three generous bedrooms, with the flexibility to use a fourth room as a sitting area or additional bedroom, depending on your wants and desires. Each room offers a peaceful retreat, while the master bedroom benefits from a modern en suite bathroom, providing a private sanctuary. A well-appointed family bathroom serves guests and other household members with ease.

Outside, the property enjoys beautifully maintained gardens, ideal for relaxing, gardening, or entertaining. The rear garden boasts ample space, one storage area, two garages, a summer house, and even a versatile office or gym space. The front garden adds curb appeal with its colourful shrubs and mature bushes, complemented by a spacious driveway and car port offering parking for multiple vehicles.

An added bonus—the property comes with approved planning permission to build a three-bedroom house at the front of the plot, presenting an excellent opportunity for investors or developers alike.





**Hall**  
Hallway leading into all rooms.

**Living Room/Dining room 15'10" x 22'7"**

Spacious living room with carpeted flooring, central heating radiator, traditional feature fireplace, access to the sun lounge and windows to the front elevation.

Dining room with space for your desired dining furniture.

**Sun Lounge 12'6" x 8'10"**

Ample space for an extra sitting room to enjoy all year round with surrounding windows.

**Kitchen 10'0" x 12'5"**

Flowing through an open-plan ground floor, the home features a spacious living, dining, and kitchen area. The newly fitted kitchen offers matching cabinets, ample work surfaces,

integrated appliances, an inset sink, and a breakfast bar. A side window brings in natural light, creating a bright and welcoming space perfect for modern living.

**WC/Utility**

Low flush WC and hand wash basin.

**Bedroom One 10'11" x 29'10"**

Longline master bedroom with access to its own en suite, central heating radiator and window to the front elevation.

**En Suite 8'0" x 7'2"**

Three piece suite with hand wash basin, low flush WC and shower.

**Bedroom Two 8'1" x 8'7"**

Spacious bedroom with central heating radiator, window to the rear elevation.

**Bedroom Three 10'11" x 8'7"**

Bedroom with central heating radiator, window to the rear elevation.

**Bedroom 4 / Reception room 10'11" x 11'9"**

Ample space to use as sitting room or extra bedroom with central heating radiator, window to the front elevation.

**Bathroom 8'6" x 6'3"**

Three piece suite with bath, hand wash basin and low flush WC.

**Double Garage 7'3" x 11'11"**

Spacious double garage for storage/vehicles.

**Summer House 10'9" x 14'7"**

Outbuilding ideal for a summer house.

**Office/Games room**

Versatile room offering space for a gym/office/games room etc...

**Garage 10'3" x 20'0"**

Extra space for vehicles/storage.

**Storage 14'5" x 7'1"**

Ample storage space.

**Outside**

The front garden is full of personality, featuring mature trees, shrubs, plants, a lawn area, and a driveway providing off-street parking. To the rear, a large and spacious garden offers a generous lawn—perfect for relaxing, entertaining, or enjoying the outdoors. Also includes two garages, two storage spaces and a summer house.









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 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 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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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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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