



Offers In The Region Of £350,000 Freehold

2 KEATS AVENUE | | SUTTON-IN-ASHFIELD | NG17 2GH

**BuckleyBrown**  
ESTATE AGENTS



## THE ONE FOR YOU/ NO CHAIN!...

Welcome to this exceptional two-bedroom detached bungalow, perfectly positioned in the desirable area of Sutton-in-Ashfield, close to excellent local amenities, shops, and transport links. Designed for comfortable single-level living, this beautifully presented home combines style, practicality, and modern elegance throughout. From the moment you arrive, the property impresses with its striking kerb appeal — featuring landscaped shrubs, an immaculate artificial lawn, a spacious driveway, and a garage complete with a separate office to the rear, ideal for home working, hobbies, or additional storage.

Step inside and be greeted by a welcoming hallway leading to a stunning open-plan kitchen and dining area, thoughtfully designed for both everyday living and entertaining. The contemporary kitchen offers ample workspace, sleek cabinetry, and quality appliances, making it perfect for any home chef. The open layout provides generous space for dining and furnishings, while double doors flood the room with natural light and open onto the outdoor patio seating area with a charming pergola — perfect for al fresco dining or relaxing on warm evenings.

The inviting living room features a stylish fireplace, creating a cosy focal point for family gatherings. There are two beautifully presented bedrooms, each with fitted wardrobes offering excellent storage, and a modern bathroom fitted with a sleek three-piece suite.

Outside, the rear garden is a private sanctuary, featuring a mix of patio and pebbled seating areas, a neatly laid lawn, a delightful summer house, and mature shrubs and trees, all enclosed by secure fencing. This peaceful space is ideal for entertaining, gardening, or simply enjoying the outdoors.

Call today to arrange a viewing!!!





#### Entrance Hall

With laminate flooring, built in storage cupboard, a door to the rear elevation and surrounding doors providing access into;

#### Kitchen/ Dining Room 12'0" x 20'1"

The kitchen is complete with a range of matching high gloss cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated dishwasher, integrated oven and an electric hob with a hood over. This room offers an open plan design with ample space for your dining furniture. With windows to the front and side elevation and double doors opening out onto the outdoor seating area.

#### Utility Room 4'7" x 7'4"

With ample storage and space for appliances.

#### Living Room 14'0" x 10'10"

With laminate flooring, feature fireplace and a window to the front elevation.

#### Bedroom One 10'10" x 19'9"

With carpeted flooring, fitted wardrobes and windows to the front and side elevation.

#### Bedroom Two 14'0" x 8'8"

With carpeted flooring, fitted wardrobes and a window to the rear elevation.

#### Bathroom 5'10" x 8'7"

Complete with a three piece suite including a shower, low flush WC and a hand wash basin. With a window to the rear elevation.

#### Outside

The property offers striking curb appeal



with landscaped shrubs, an artificial lawn, a driveway, and a garage with a separate office to the rear. The garden features a patio with pergola, laid lawn, pebbled seating area, and a summer house, all surrounded by mature shrubs, trees, and fencing for privacy.

#### Garage 14'9" x 18'2"

Accessible from the front elevation.

#### Office 6'8" x 13'11"

Accessible from the side elevation.







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>	65	77
(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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