



£210,000 Freehold

51 WINDSOR AVENUE | | SUTTON-IN-ASHFIELD | NG17 2HN

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ESTATE AGENTS

COMFORT, CHARACTER & PLENTY TO LOVE!!!!. Located in a popular residential area, this charming bungalow offers comfort, practicality and a well-planned layout—perfect for relaxed everyday living. Thoughtfully designed throughout, it benefits from generous room sizes, modern fittings and attractive outdoor space, making it an ideal home for a variety of buyers.

Starting at the hall, you'll find two useful storage cupboards and easy access to the main rooms of the property. The kitchen is fitted with sleek high-gloss cabinets, ample worktop space, an integrated oven, electric hob and extractor fan, along with plumbing for additional appliances. Partially tiled walls and a front-facing window complete this bright and functional space. The living room presents a warm and welcoming atmosphere, featuring carpeted flooring, a fireplace, a central heating radiator and a large window overlooking the front garden.

There are two well-proportioned bedrooms. The first includes carpeted flooring, a central heating radiator and a window that enjoys views over the rear of the property. The second also benefits from carpeted flooring and a central heating radiator, with French doors that open into the conservatory—ideal for relaxation or additional living space. The bathroom offers a neatly presented three-piece suite, including a low-flush toilet, hand wash basin and a bath with overhead shower, complemented by partially tiled walls and a side window.

The conservatory adds further versatility to the home, featuring carpeted flooring, a central heating radiator, a partial brick wall and convenient access to the garden.

Outside, the rear boasts a two-level garden with surrounding greenery, a lawn and patio area, plus a garage offering excellent storage space. The front provides an attractive greenery area and a driveway with space for two vehicles.

Get in touch today to discover the full potential of this delightful bungalow.





- Hall**
Offering two storage cupboards and access to;
- Kitchen 8'7" x 9'10"**
Completed with high-gloss storage cabinets, plenty of worktop space, an integrated oven, electric hob and extractor fan, plumbing for other appliances, partially tiled walls, and a window to the front of the property.
- Living Room 10'9" x 16'4"**
Completed with carpeted flooring, a fireplace, a central heating radiator and a large window overlooking the front of the property.
- Bedroom One 10'9" x 13'7"**
The room includes carpeted flooring, a central heating radiator and a window overlooking the rear of the property.
- Bedroom Two 8'8" x 7'5"**
Features carpeted flooring, a central heating radiator and French doors leading into the conservatory.
- Bathroom 5'10" x 6'2"**
Three-piece suite with a low-flush toilet, hand wash basin, bath with overhead shower, partially tiled walls and a window to the side of the property.
- Conservatory 8'7" x 9'8"**
Consists of carpeted flooring, a central heating radiator, a partial brick wall and convenient access into the garden.
- Outside**
The rear exterior consists of a two-level garden with surrounding greenery, a lawn and patio area, along with a garage providing additional storage space. To the front, there

is a greenery area and a driveway with space for two vehicles.





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	65	76
(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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