



## 44 Peveril Drive

Sutton-In-Ashfield, Nottinghamshire NG17 2GT

**Offers Over £325,000**

- A CHARMING, THREE-BEDROOM DETACHED BUNGALOW, WITH FURTHER POTENTIAL.
- PORCH, L-SHAPED HALLWAY AND LOUNGE HAVING FRENCH DOORS LEADING TO THE CONSERVATORY.
- TWO DOUBLE BEDROOMS, ONE SINGLE BEDROOM AND MODERN SHOWER ROOM (3 PIECE SUITE).
- PROSPECTIVE BUYERS WOULD NEED TO MAKE THEIR OWN ENQUIRIES OVER A POSSIBLE BUILDING PLOT.
- THE BUNGALOW HAS A LAWNED GARDEN TO THE REAR AND IS NOT DIRECTLY OVERLOOKED. PRIVATE LOCATION, WITH NO THROUGH TRAFFIC AND YET GOOD ACCESS TO AMENITIES AND THE M1.
- WELL PRESENTED AND CARED FOR, INCLUDING COMBINATION BOILER AND UPVC DOUBLE GLAZING.
- FITTED BREAKFAST KITCHEN, HAVING THE POSSIBILITY OF EXTENDING INTO THE HALLWAY.
- OUTSIDE, THE PROPERTY HAS A LARGE SIDE GARDEN/PLOT, USED MANY YEARS AGO AS A PONY Paddock.
- THERE IS A DETACHED, BRICK BUILT TANDEM GARAGE AND A DETACHED, DOUBLE SECTIONAL GARAGE.

## VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

## DIRECTIONS:

From Mansfield, proceed onto Sutton Road, which then becomes Mansfield Road. As you approach Sutton, the road bends to the right, which is still Mansfield Road. At the next traffic lights, take the second exit onto Priestsic Road and then straight over and the next mini-island. At the next large junction, take the third exit onto Lammas Road and then slight left which is Huthwaite Road. Proceed straight past the first turning on the left for Peveril drive (ignore your satnav !). Then turn left onto Ashmore Avenue and, at the bottom of here, is a continuation of Peveril Drive (Desmond Avenue : unmade road). The property is on the left hand side.

## ACCOMMODATION COMPRISES

### ENTRANCE PORCH

UPVC outer and inner door.

### HALLWAY

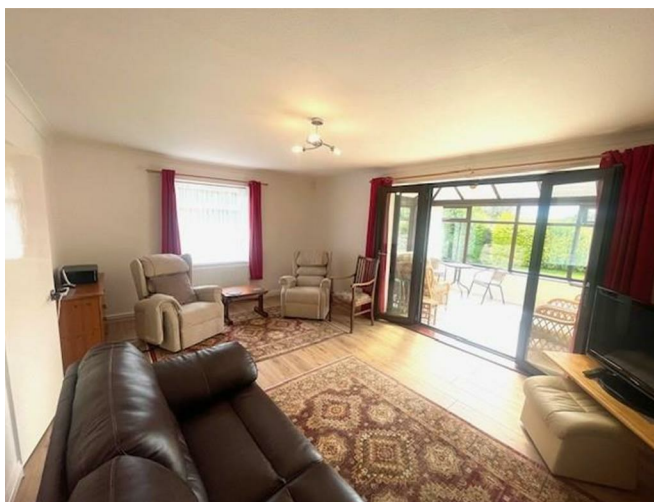
An L-shaped hall having two radiators, coving and laminate flooring. Large walk-in cloaks cupboard, with access to the available loft space. We believe there is the possibility of removing the internal wall from the kitchen to the hallway, to create a larger, open plan room.



### LOUNGE

**18'9 x 12'9 (5.72m x 3.89m)**

Wall mounted living flame electric fire, with remote control. UPVC French doors providing access to the conservatory. UPVC double glazed window, two radiators, laminate flooring and coving.



### CONSERVATORY

**13'1 x 9'10 (3.99m x 3.00m)**

A brick and UPVC conservatory, with double doors to the garden and tiled flooring.



### BREAKFAST KITCHEN

**14'5 x 10'4 narrowing to 5'8 (4.39m x 3.15m narrowing to 1.73m)**

Fitted with white, base and eye level units, work surfaces and stainless steel sink unit and single drainer. Tongue and groove ceiling, radiator, laminate flooring and UPVC double glazed aspect.



## SHOWER ROOM

Comprising walk in shower with drying area, wash hand basin within vanity unit and WC. Mermaid panelling around the shower and surrounds. Tiled flooring, radiator and UPVC obscure glaze.



## BEDROOM ONE

**13'9 x 11'8 (4.19m x 3.56m)**

UPVC double glazed window, radiator, laminate flooring and coving.



## BEDROOM TWO

**12'9 x 10'9 (3.89m x 3.28m)**

Built in wardrobes with pine doors, double UPVC aspect, radiator and laminate flooring.

## BEDROOM THREE

**9'5 x 7'6 (2.87m x 2.29m)**

UPVC double glazed window, radiator, coving and laminate flooring.



## OUTSIDE

The property is approached via a five bar gate and has two detached garages. The first is a double sectional garage with twin up and over doors and measures 20'0 x 18'2 (6.10m x 5.54m). The second is a brick built, tandem length, having roller door, light and power and measuring 28'10 x 8'3 (8.79m x 2.51m)

There is an extensive plot to the left of the bungalow, which we believe may have had planning refused in the past, due to concerns raised by highways. Prospective buyers wishing to re-visit this can do so in their own time and my clients will not be looking to offer any period of exclusivity for such enquiries. There is a further, private lawned garden to the rear. The bungalow has an outside boiler room, housing the Worcester combination boiler.



The property is in council tax band D (Ashfield District Council).

## FINANCIAL ADVICE

we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

## **MONEY LAUNDERING**

under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

## **AS WITH ALL OUR PROPERTIES**

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5679/22.07.2024

