



**99 High Pavement**  
**Sutton-In-Ashfield, Nottinghamshire NG17 1BS**  
**£260,000**

- A CHARMING, TWO BEDROOM, DETACHED BUNGALOW WITHIN A FULLY ENCLOSED PLOT
- LIVING ROOM FEATURING UPVC FRENCH DOORS, PROVIDING ACCESS TO THE GARDEN
- MAIN BEDROOM HAVING FITTED WARDROBES AND EN-SUITE WITH SHOWER CUBICLE, WASH BASIN AND WC
- SHOWER ROOM COMPRISING DOUBLE SHOWER CUBICLE AND WASH BASIN AND WC WITHIN VANITY UNIT.
- DETACHED BRICK BUILT GARAGE ALONG WITH COVERED, PAVED SEATING AREA, ATTACHED TO THE BUNGALOW
- INCLUDING COMBINATION BOILER, UPVC DOUBLE GLAZING AND BURGLAR ALARM
- DINING KITCHEN WITH A RANGE OF UNITS AND BUILT IN ELECTRIC OVEN, GAS HOB AND COOKER HOOD
- BEDROOM TWO, WHICH ALSO HAS UPVC FRENCH DOORS LEADING TO THE GARDEN
- PRIVATE PLOT WITH ELECTRIC GATES LEADING TO LARGE, BLOCK PAVED PARKING AREA AND ARTIFICIAL LAWN
- CONVENIENT LOCATION, CLOSE TO AMENITIES AND GOOD TRANSPORT LINKS TO THE A38 AND M1 MOTORWAY



## 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 and after approximately 1.5 miles, turn left onto Kings Mill Road East. After another mile, turn right onto Station Road. Finally, turn left onto High Pavement.

## ACCOMMODATION COMPRISES:

### DINING KITCHEN

**15'7 x 9'6 (4.75m x 2.90m)**

Fitted with a range of shaker style base and eye level units, work surfaces and sink unit and single drainer. Built in electric oven, separate gas hob and cooker hood. Cupboard housing gas combination boiler. Composite back door, radiator and double UPVC aspect.



### INNER HALL

Having coving, laminate flooring and handset for electric gates.

### LOUNGE

**15'5 x 12'2 (4.70m x 3.71m)**

Featuring UPVC French doors providing access to the rear garden. UPVC obscure glaze window, two radiators and coving.



### BEDROOM ONE

**11'3 x 9' into wardrobes (3.43m x 2.74m into wardrobes)**

With full length, fitted wardrobes to one wall. UPVC double glazed windows to side and rear. Radiator and coving.







### EN SUITE

Comprising quadrant shower cubicle with Mermaid panelling, wash hand basin and WC, both within vanity unit. Chrome radiator and downlighters to the ceiling.



### BEDROOM TWO

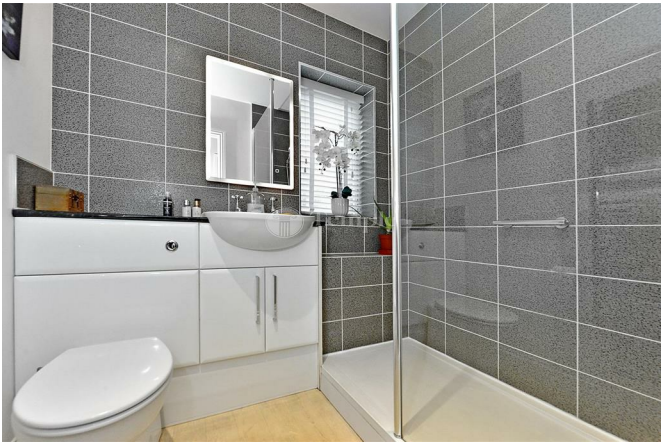
9'1 x 8'6 (2.77m x 2.59m)

UPVC French doors with obscure glazing, leading to the side garden. Radiator and coving.



### SHOWER ROOM

Double shower cubicle, wash hand basin and WC, both within vanity unit. Tiled surrounds, upright chrome radiator and UPVC obscure glaze.



### OUTSIDE

As lovely as the bungalow is, we feel that it is the plot that sets this property apart from others. Although being positioned on a relatively busy road, you wouldn't know that you are once you have entered through the electric gates. There is a detached, brick-built garage with pitched roof and roller door and a large block paved parking area. A covered, seating area is attached to the bungalow and there is an artificial lawn.



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

### 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.

#### **FINANCIAL ADVICE**

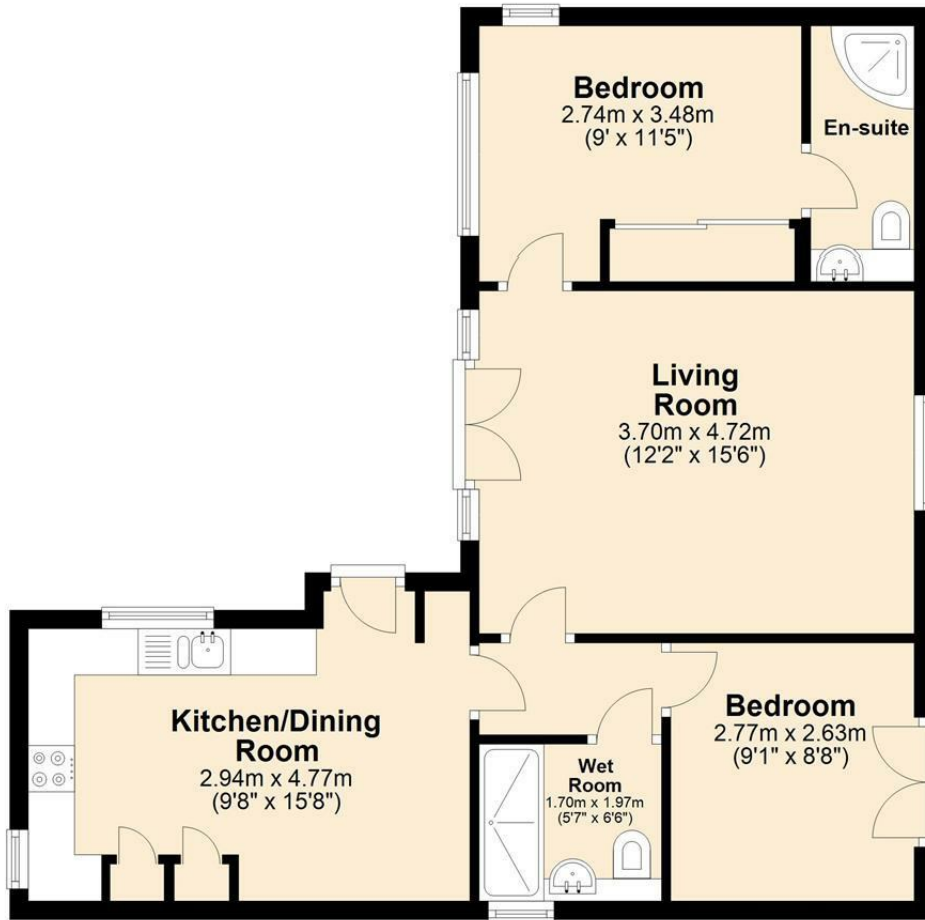
we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

#### **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. MA5755/07.02.2025

## Ground Floor

Approx. 59.5 sq. metres (639.9 sq. feet)



Total area: approx. 59.5 sq. metres (639.9 sq. feet)

Kristine Princa  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		<b>77</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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

