



DavidJames
the estate agent

Searby Road, Sutton-In-Ashfield, NG17 5JR

£950 Per Calendar Month

About This Property

Approached via a tandem driveway providing ample off-road parking, the bungalow welcomes you through a secure composite entrance door. Inside, the accommodation is both practical and inviting. The generous lounge/dining room is a particular highlight, featuring a bay window to the front elevation that floods the space with natural light, complemented by modern laminate flooring.

The kitchen is fitted to a high standard, boasting a contemporary design with tiled flooring, integrated oven and hob for a streamlined look. There are two well-proportioned bedrooms, each offering comfortable space. A spacious UPVC double glazed conservatory, accessed from bedroom two, provides a fantastic additional living area. With its own tiled flooring and French doors opening to the rear garden, it is a wonderfully versatile room perfect for relaxing, dining or entertaining.

Completing the internal accommodation is a modern, fully tiled shower room. This features a convenient walk-in shower cubicle with a powerful mains-fed shower, offering both style and ease of use. Externally, the property continues to impress. The rear garden is fully enclosed with an established lawn and a handy shed is included for storage. The property benefits from the reassurance of gas central heating and UPVC double glazing throughout, ensuring year-round comfort and efficiency. This superb bungalow combines space, modern convenience and a peaceful setting, making it a must-see for renters looking for a home that delivers on all fronts.

TENANCY DETAILS

Available From: NOW, Tenancy Term: Minimum 6 months, Furnishing: Unfurnished, EPC Rating: C
Council Band: C, BOND £1096

- Well presented 2 bed spacious detached bungalow
- Lounge/dining room with bay window to the front elevation
- Modern kitchen with integrated oven and hob
- Spacious UPVC double glazed conservatory (accessed from bedroom two)
- Modern fully tiled shower room/Wc with walk-in shower cubicle
- Gas central heating, UPVC double glazing
- Tandem driveway provides off road parking
- Enclosed, established lawned garden with shed
- EPC rating C, Council Tax Band C
- All mains services are connected, Freehold BOND £1096





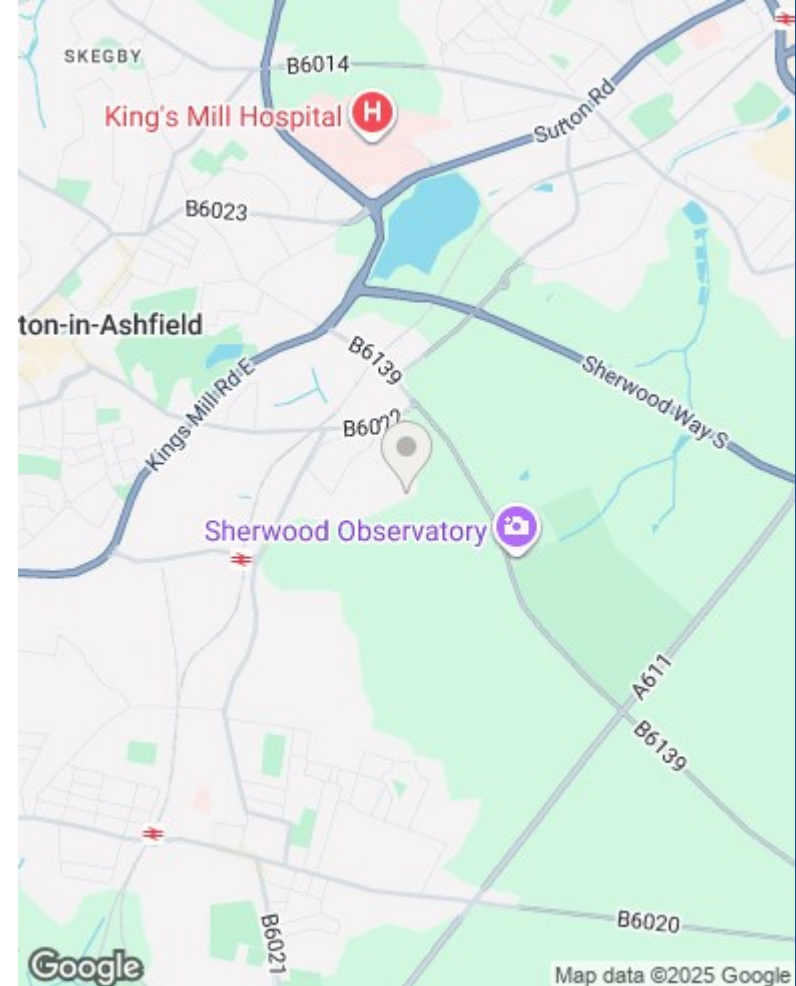


Approximate total area**
73.2 m²
788 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Council Tax Band: C
Ashfield District Council

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**The Property
Ombudsman**