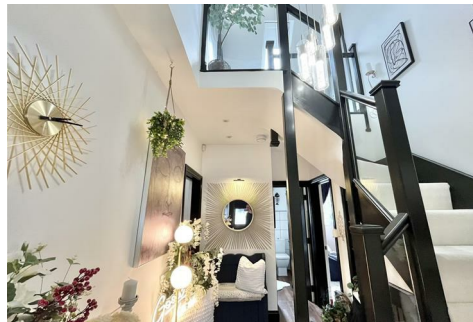




lighthouse

estate agents



3 Hillsborough Avenue, Sutton-In-Ashfield, NG17 1GN

Offers In The Region Of £425,000

Lighthouse would like to welcome you to this charming property located on Hillsborough Avenue in the popular town of Sutton-In-Ashfield. This delightful bungalow offers a unique living experience with its Dormer Detached style.

Upon entering, you are greeted by an elegant glass featured staircase and entrance hall way leading to an open plan kitchen diner with living area, Perfect for entertaining guests or simply relaxing with your loved ones. The property boasts three large bedrooms, providing ample space for a growing family or visiting guests.

One of the highlights of this home is the beautiful log burner in the open plan kitchen diner, creating a warm and inviting atmosphere during the colder months. The fully integrated kitchen, complete with a coffee machine, is a chef's dream, making meal preparation a breeze.

For added luxury, the downstairs bathroom features a mirror TV, adding that extra touch of sophistication to the master bathroom.

Another highlight of this lovely home is the ample hidden storage in the eaves, providing you with plenty of space to keep your belongings neatly tucked away.

The upstairs ensuite has a walk-in wet room with a luxurious rainfall shower is such a beautiful edition to the property

Furthermore, the skylit dressing room featuring open fitted wardrobes is a dream come true for those with a passion for fashion. Imagine getting ready for the day in this bright and airy space, surrounded by your favourite outfits and accessories.

Now step outside to discover a charming summer house, perfect for enjoying the sunny days or hosting outdoor gatherings what ever the weather.

If you're looking for a cozy retreat or a place to call home, this property on Hillsborough Avenue offers a unique blend of comfort and style.

Safety is paramount in this property, with fire doors and an alarm system in place for your peace of mind.

Please call the office for a viewing and we will be more than happy to help.

Entrance Hall 15'5" x 6'5" (4.72 x 1.96)

Reception Lounge 13'10" x 11'8" (4.24 x 3.56)



Kitchen Diner 24'10" x 11'2" (7.59 x 3.41)



Bedroom Two 11'8" x 11'8" (3.56 x 3.57)



Bedroom Three 17'5" x 8'11" (5.31 x 2.74)



Downstairs Bathroom 7'4" x 6'5" (2.26 x 1.96)



Sitting Room & Utility 17'8" x 10'7" (5.39 x 3.23)



First Floor Landing 13'10" x 7'10" (4.24 x 2.39)



Bedroom One 16'0" x 9'8" (4.88 x 2.97)



Dressing Room 9'8" x 8'9" (2.97 x 2.67)



Shower Room 9'8" x 7'4" (2.97 x 2.26)



Enclosed Rear Garden



Front Driveway



Agents Disclaimer

Agents Disclaimer: Lighthouse Estate Agents & Lettings, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer a contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Lighthouse Estate Agents & Lettings have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Lighthouse Estate Agents & Lettings require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Lighthouse Estate Agents & Lettings removing a property from the market and instructing solicitors for your purchase.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only. Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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