



## 114 Ashland Road West, Sutton-In-Ashfield NG17 2HS

**£235,000**

Perfect for those contemplating retirement and ideal for the family seeking the advantages of single storey living !

- Lovely, slightly elevated position
- Comfortable lounge
- Sizeable kitchen
- Three excellent bedrooms
- Attractive gardens

## DESCRIPTION AND SITUATION

The sale of this bungalow will be of immediate interest to the more discerning homeowner contemplating retirement and will also appeal to the family seeking a home with the advantages of single storey living.

The property provides well proportioned living accommodation complemented by three excellent sized bedrooms. There is a good sized kitchen plus a nicely appointed, refurbished shower room.

The property enjoys a very attractive, slightly elevated position taking advantage of an open aspect across the neighbourhood to the front. It is set back from the main estate road meaning less noise from passing traffic.

The rear gardens are of a good size and feature a nice, large patio area plus lawns and flower beds. There is a brick built garage plus further off street parking. The property is situated within an ever popular, established, residential location and gains good access into the town centre with all of its facilities. There are bus stops available on Ashland Road West for those in need of public transport.

The property is now vacant. As such, early possession is readily available (subject only to formal completion of sale) since there will be no "chain" forming above. It is offered at a fair and realistic price to secure early interest.

## ACCOMMODATION

The main accommodation with approximate room sizes may be more fully described as follows:

### FRONT ENTRANCE VESTIBULE

With in built cloaks cupboard and central heating radiator.

### LOUNGE 10'10" x 17'10" (3.32 x 5.44)

Double glazed window taking advantage of an open aspect across the neighbourhood to the front. Two central heating radiators.



### KITCHEN 9'5" x 14'6" (2.88 x 4.44)

A well proportioned kitchen equipped with stainless steel single drainer sink unit, four ring electric hob/oven, plumbing for washer, base and wall mounted storage cupboards. In built storage cupboard. Double glazed window and central heating radiator.



### INNER HALLWAY

Fitted cupboard containing the wall mounted gas condensing combination boiler.



**BEDROOM 10'2" x 11'7" (3.11 x 3.55)**

Double glazed window and central heating radiator.

**BEDROOM 10'6" x 11'7" (3.21 x 3.55)**

In built wardrobe, double glazed window and central heating radiator.

**BEDROOM 7'8" x 9'4" (2.36 x 2.87)**

In built wardrobe, double glazed window and central heating radiator.

**SHOWER ROOM 5'11" x 7'10" (1.82 x 2.39)**

Walk in shower cubicle having plumbed in shower. Wash hand basin, full height tiling to the walls, chrome radiator and double glazed window.

**SEPARATE W.C**

Equipped with low level W.C.

**OUTSIDE**

To the front of the property there is a brick paved driveway providing off street parking. The front gardens comprise of lawns with flower beds. There is a brick built garage with up and over door. To the rear of the garage, there is a useful paved drying area. The rear gardens are well proportioned and comprise of a large paved patio, lawns, flower beds surrounded by fences and hedges.



**ADDITIONAL OUTSIDE PHOTOS****TENURE**

Freehold. Vacant possession on completion.

**VIEWING**

Arranged with pleasure by the Sole Selling Agents.

**SERVICES**

All main services are available and connected. Drainage is to the main sewer. Ashland Road West is made up and is an adopted highway repairable at the public expense.

**COUNCIL TAX BAND - C**

Ashland Road West, Sutton In Ashfield



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