



Portland, 88 High Pavement, Sutton in Ashfield NG17 1BT
Offers Around £215,000

The perfect home for those contemplating retirement.

Supremely convenient central location with all of the advantages of single storey living.

- Close to town centre
- Delightfully sunny lounge
- Well appointed kitchen
- Refurbished shower room
- Garage, carport and off street parking
- Viewing essential

DESCRIPTION AND SITUATION

Here is a rare opportunity to purchase a lovely, individually designed, detached bungalow that enjoys a supremely convenient location close to Sutton in Ashfield town centre with all of its facilities and one that will be of immediate interest to the more discerning home owner contemplating retirement looking for a property with the advantages that single storey living has to offer.

Relatively few bungalows have been built near to the town centre in Sutton in Ashfield and when such homes present themselves on the market they are always popular with those who are unable to drive.

This particular home offers a very practical layout. The lounge is particularly pleasant, bright and sunny with windows to two elevations. The kitchen is well appointed and provides ample space for a breakfast/dining table. There are two double bedrooms, one of which features a good range of fitted wardrobes providing ample hanging and storage space. The shower room has been completely refurbished and is ideal for those who are less mobile.

The gardens are, essentially, low maintenance in nature and there is a very pleasant sitting area at the back of the bungalow.

An internal inspection is thoroughly recommended to avoid disappointment.

ACCOMMODATION

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

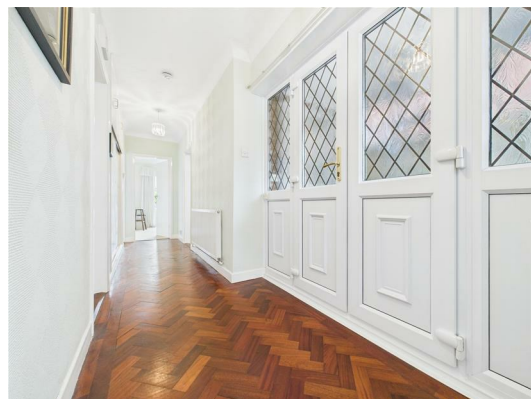


RIGHT HAND STORM PORCH 8'1 x 3'9 (2.46m x 1.14m)

Constructed of upvc and double glazing.

ENTRANCE HALL 19'8 x 3'8 (5.99m x 1.12m)

Featuring a good quality Oak block floor, in built cloaks cupboard providing plenty of hanging and storage space. Central heating radiator.



LOUNGE 16'9 x 11'11 (5.11m x 3.63m)

Delightfully sunny room with double glazed windows to two elevations taking advantage of natural sunlight. Living flame gas fire set within a decorative surround. Central heating radiator. Coving to the ceiling.

**KITCHEN 12'2 x 9'10 (3.71m x 3.00m)**

Equipped with stainless steel one and a half bowl single drainer sink unit, four ring gas hob/oven, ample space for breakfast/dining table, plumbing for washer, housing for fridge/freezer. Double glazed window. Central heating radiator. Ceramic floor tiling.

**LEFT HAND ENTRANCE PORCH 4'8 x 4'2 (1.42m x 1.27m)**

With walk boiler cupboard leading off containing the Baxi wall mounted gas condensing combination boiler.

BEDROOM ONE 12'3 x 11'11 (3.73m x 3.63m)

Two in built wardrobes with central bay for bed. Double glazed window and central heating radiator.

**BEDROOM TWO 13'3 x 9'5 (4.04m x 2.87m)**

Central heating radiator and double glazed french door leading to rear gardens.



WET ROOM/W.C 7'8 x 5'1 (2.34m x 1.55m)

Refurbished with a walk in shower cubicle with plumbed in shower, wash hand basin, W.C. Full height shower boarding to the wall. Sealed floor. Chrome radiator. Double glazed window.

**GARAGE 21'1 x 7'8 (6.43m x 2.34m)****OUTSIDE**

To the front of the property a concrete driveway provides off street parking and gives access to a deeper than average car port. Behind the car port there is a brick built garage. The rear gardens are mainly paved for ease of maintenance and form a very pleasant external seating area.

**TENURE**

Freehold. Vacant possession on completion.

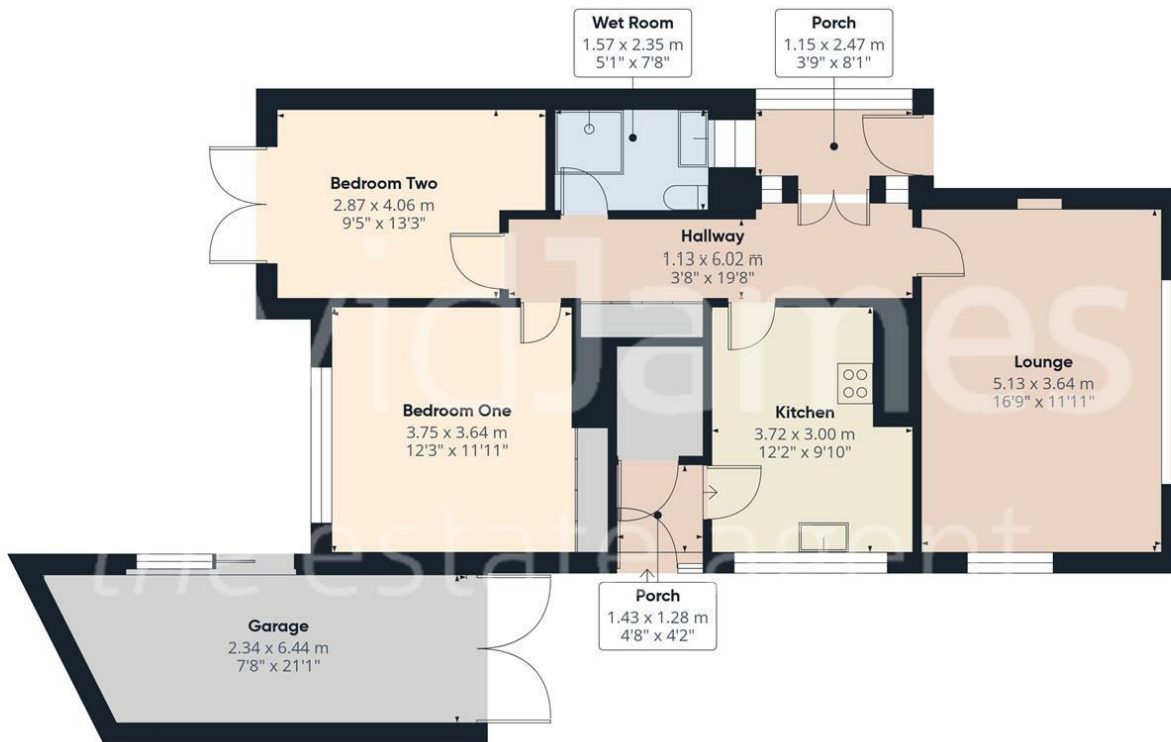
SERVICES

All main services are available and connected. Drainage is to the main sewer.

VIEWING

Viewing is arranged by the sole selling agents.

COUNCIL TAX BAND C



Approximate total area⁽ⁿ⁾

88.6 m²

956 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

DISCLAIMER

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.

