



26 Grove Road, Sutton in Ashfield NG17 4LR

£199,950

This well-presented detached bungalow is offered with no upward chain, providing a fantastic opportunity for those seeking a comfortable, move-in-ready home. Situated in Sutton in Ashfield, the property boasts two bedrooms, with the second bedroom featuring direct access to the conservatory, adding versatility to the living space.

The accommodation is entered via an L-shaped entrance hall with timber finish tiled flooring, leading through to a spacious lounge/dining room. This bright and inviting area includes a fireplace with an electric fire, creating a cosy focal point. The modern kitchen is fitted with sleek white handleless units, timber finish worktops, an integrated oven, hob, extractor, offering both style and functionality.

A UPVC double-glazed conservatory provides a delightful additional living space, complete with patio doors opening to the rear garden. The stylish shower room/WC is fully tiled, featuring a walk-in shower cubicle with a mains pressure shower for a refreshing experience.

The property benefits from combination gas central heating and UPVC double glazing ensuring year-round comfort. Externally, a tandem block-paved driveway offers ample off-road parking, while a garage is conveniently situated to the rear. The enclosed rear garden is low maintenance, featuring a patio area ideal for outdoor relaxation.

This bungalow is a must-see for buyers looking for a well-appointed home in a convenient location. Contact us today to arrange a viewing.

- Well presented detached bungalow sold with no upward chain
- Two bedrooms (bedroom two with access to the conservatory)
- L-shaped entrance hall with timber finish tiled flooring
- Lounge/dining room with fireplace and electric fire
- Modern kitchen with white handleless units, timber finish worktops and integrated oven, hob and extractor
- UPVC double glazed conservatory with patio doors to the rear garden
- Stylish fully tiled shower room/Wc with walk-in shower cubicle and mains pressure shower
- Combination gas central heating, UPVC double glazing
- Tandem block paved driveway provides off road parking, garage situated to the rear garden
- Enclosed low maintenance rear garden with patio area

GROUND FLOOR**Entrance Hall 11'6 max x 2'8 (3.51m max x 0.81m)****Lounge/Dining Room 17'7 x 11'1 (5.36m x 3.38m)**

Kitchen 8'10 x 8'9 (2.69m x 2.67m)



Bedroom One 12'3 x 11'1 (3.73m x 3.38m)



Bedroom Two 9'1 x 8'10 (2.77m x 2.69m)



Conservatory 9'10 x 6'10 max (3.00m x 2.08m max)



Shower Room 6'9 x 5'8 (2.06m x 1.73m)



OUTSIDE

Garage 14'2 x 9' (4.32m x 2.74m)

DISCLAIMERS

These particulars are produced in good faith and are set out as a general guide only. Please note that all measurements quoted are approximate and are the maximum measurements for the space. Floor plans are for illustrative purposes only. Services have not been tested.



Floor 0 Building 1



Floor 0 Building 2

David James
the estate agent

Approximate total area¹⁰

71.73 m²

772.09 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.

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