



8 Dales Avenue, Sutton in Ashfield NG17 4BY

Guide Price £190,000

This well-presented detached bungalow offers spacious accommodation, ideal for those seeking single-level living. With no upward chain, the property is ready for its next owner to move straight in.

Inside, the L-shaped entrance hall with laminate flooring leads to two double bedrooms, with bedroom two having the benefit of patio doors leading directly to the rear garden. The lounge/dining room is a welcoming space, featuring a stylish fireplace with an electric fire, perfect for cosy evenings. The bright kitchen is fitted with windows to two elevations, flooding the room with natural light while offering a pleasant outlook, whilst the ample worktops provide plenty of food preparation space.

The fully tiled wet room/WC is practical, complete with a moulded floor and electric shower for ease of use. The property benefits from combination gas central heating and UPVC double glazing throughout, ensuring comfort all year round and the property also benefits from PVC fascia and soffit boards.

Outside, the tandem driveway provides ample off-road parking, leading to a good-sized extended garage with an up-and-over door and pedestrian access door for added convenience. The enclosed landscaped rear garden is a private retreat, featuring a patio area ideal for outdoor dining, along with a handy storage shed.

- Detached bungalow sold with no upward chain
- Lounge/dining room with feature fireplace with electric fire
- Combination gas central heating, UPVC double glazing, PVC fascia and soffits
- Enclosed landscaped rear garden with patio area and storage shed
- Two double bedrooms, bedroom two with patio doors to the rear garden
- Bright kitchen with windows to two elevations
- Tandem driveway provides ample off road parking
- L-shaped entrance hall with laminate flooring
- Fully tiled wet room/Wc with moulded floor and electric shower
- Good sized extended garage with up-and-over door and pedestrian access door

ACCOMMODATION**Entrance Hall 10'2 x 2'10 (3.10m x 0.86m)****Lounge/Dining Room 16'7 x 10'3 (5.05m x 3.12m)****Kitchen 10'1 x 9'4 (3.07m x 2.84m)****Bedroom One 11'11 x 10'6 (3.63m x 3.20m)****Bedroom Two 10'1 x 9' (3.07m x 2.74m)****Wet Room 7'2 x 6'8 (2.18m x 2.03m)****OUTSIDE****Garage 20'1 x 8'2 (6.12m x 2.49m)****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.



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.

Energy Efficiency Rating

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		
EU Directive 2010/65/EU	86	67

Environmental Impact (CO₂) Rating

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		
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