



## 9 Parkway, Sutton-In-Ashfield NG17 2HL

Offers Around £179,000

A most deceptive bungalow with substantial rear extension providing plenty of living space complemented by four bedroom with all of the advantages to be associated with single storey living.

- Lounge plus dining room
- Popular location
- Garage plus parking
- Low maintenance gardens

## DESCRIPTION AND SITUATION

This particular bungalow will be of immediate interest to the buyer looking for a property that provides good sized living accommodation complemented by four bedrooms with all of the advantages in terms of ease of maintenance and convenience to be associated with single storey living.

The property has the benefit of a full width rear extension which creates two further bedrooms. It stands on a level plot with low maintenance gardens and has the benefit of a garage plus off street parking.

The property is found within a popular, established, residential location gaining level access onto Huthwaite Road where there is a frequent bus service to Sutton in Ashfield Town Centre. The property therefore gains good access to all usual urban amenities.

The property is now vacant. As such, early possession is readily available since there will be no "chain" forming above. An internal inspection is imperative to appreciate the true size of this deceptive property.

## ACCOMMODATION

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

### ENCLOSED STORM PORCH

with central heating radiator.

### LOUNGE 18'0" x 10'10" (5.5 x 3.31)

Gas fire set within a decorative rustic brick fireplace. Double glazed window to the front. Central heating radiator. Walk in store room. Archway giving access to:



### DINING ROOM 8'10" x 11'11" (2.71 x 3.65)

Double glazed window and central heating radiator.





**KITCHEN 8'10" x 7'10" (2.7 x 2.41)**

Equipped with stainless steel single drainer sink unit, storage cupboards, plumbing for washer plus double glazed window.

**INNER HALLWAY**

With inbuilt airing cupboard.

**BEDROOM 8'10" x 12'7" (2.71 x 3.86)**

with fitted wardrobe, double glazed window and central heating radiator.

**BEDROOM 9'5" x 8'4" (2.88 x 2.56)**

with fitted wardrobe, double glazed window and central heating radiator.

**BEDROOM 11'9" x 9'0" (3.59 x 2.76)**

with double glazed UPVC French doors leading to rear gardens, double glazed window and central heating radiator.



**BEDROOM 8'7" x 9'0" (2.63 x 2.76)**

with fitted wardrobe, double glazed window and central heating radiator.

**SHOWER ROOM/WC 5'7" x 7'11" maximum (1.72 x 2.42 maximum)**

equipped with shower cubicle with plumbed in shower, wash hand basin and WC.



**OUTSIDE**

There is a deep forecourt which is mainly paved along with shrubs. A concrete driveway provides off street parking and gives access to a semi detached brick built garage (2.7 x 5.17) with up and over door. There are two integral stores which offer scope to enlarge the accommodation if required. The rear gardens are mainly paved for ease of maintenance.



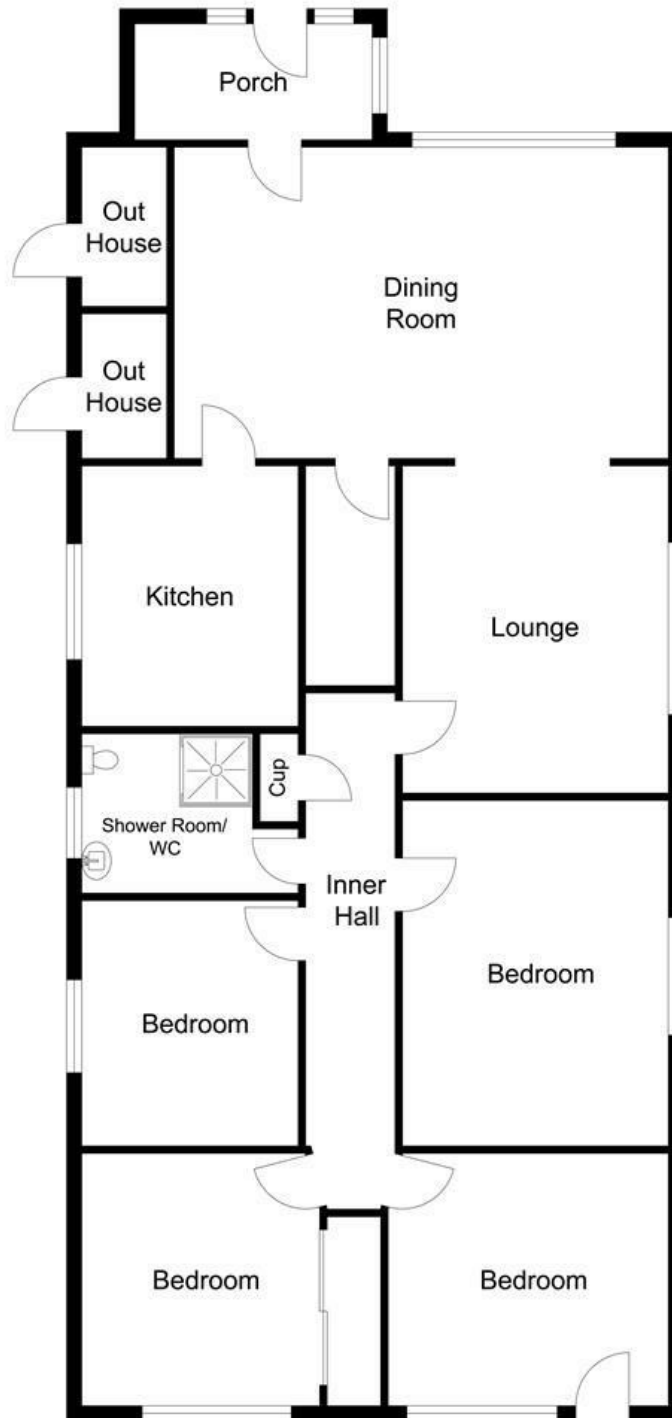
**TENURE**

Freehold with vacant possession on completion.

**VIEWING**

Arranged with pleasure via the sole selling agents.

Parkway, Sutton-in-Ashfield



**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.

