



## 6 Pavillon Gardens, Skegby NG17 3LG

**Offers Around £335,000**

A most attractive, well proportioned bungalow found within this highly desirable development falling into the catchment area of the hugely popular St Andrews Church of England Primary School. Large enough for family occupation and perfect for those contemplating retirement seeking the advantages of single storey living.

- Pleasant, low density development
- Three double bedrooms
- Practical layout
- Private, level gardens
- Two reception rooms
- Double garage plus parking

## DESCRIPTION AND SITUATION

The sale of this particular home will be of immediate interest to both the family purchaser and those contemplating retirement looking for a property that is big enough to accommodate the younger household or visiting friends and relations yet with all of the advantages to be associated with single storey living.

The property was constructed by Rippon Homes - local builders of good repute and provide an extremely practical layout. There is a comfortable lounge with separate but adjoining dining room giving the advantages of two separate reception rooms as well as generous living space which is perfect for family entertaining. A conservatory has been built onto the rear overlooking the rear gardens providing further, useful, additional room space.

The kitchen is of a good size with ample space for a breakfast table. There are three excellent sized bedrooms two of which have fitted wardrobes and the main bedroom has the advantage of an en suite shower/W.C in addition to the main, family bathroom.

The property stands on a wider than average level plot with good natural privacy. A tarmac driveway and turning area provides ample off street parking for several vehicles and gives access to a brick built double garage.

According to Notts County Councils website, the property falls into the catchment area of the hugely popular St Andrews Church of England Primary School which will be of particular interest to those with younger children. It gains easy access into Sutton in Ashfield and the main road networks to Mansfield.

The development enjoys level access onto Mansfield Road where there is a bus service - an important consideration for those who may not be able to drive.

The property is now vacant. As such, early possession is readily available (subject only to formal completion) since there will be no "chain" forming above. Properties within this development rarely present themselves to the market and we therefore have no hesitation in recommending an early inspection to avoid disappointment.

## ACCOMMODATION

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

### ENTRANCE HALL 4'10" x 12'4" (1.48 x 3.77)

Two in built storage cupboards (one with central heating radiator) providing plenty of hanging and storage space.



**INNER HALLWAY 3'2" x 20'9" (0.98 x 6.35)**

With hatch to the roof space.

**LOUNGE 11'9" x 16'6" into bay (3.59 x 5.04 into bay)**

Living flame gas fire set within a decorative surround. Double glazed bay window looking out across the development to the front. Two central heating radiators. Coving to the ceiling. French doors giving access to:



**DINING ROOM 10'3" x 9'8" (3.13 x 2.95)**

Central heating radiator, double glazed window and patio door to conservatory.

**CONSERVATORY 9'11" x 7'8" (3.03 x 2.34)**

Constructed of upvc with double glazed windows beneath a pitched roof with coverings of polycarbonate sheeting. Central heating radiator making this useful additional room space which can be used all year round.



**KITCHEN 11'11" x 10'3" (3.64 x 3.13)**

Equipped with Oak fronted base and wall mounted storage cupboards including a stainless steel one and a half bowl single drainer sink unit, four ring electric hob/oven with extractor hood above. Plumbing for washer, integrated dish washer, space for fridge. Space for a small breakfast table. Baxi wall mounted gas condensing combination boiler. Double glazed window and central heating radiator. Door to rear gardens.

**BEDROOM 13'3" x 10'7" (4.04 x 3.25)**

Two double fitted wardrobes, double glazed window and central heating radiator.



**EN SUITE SHOWER/W.C 6'0" x 6'2" (1.84 x 1.89)**

Equipped with a tiled shower cubicle with plumbed in shower, wash hand basin and W.C. Double glazed window and central heating radiator.

**BEDROOM 9'5" x 10'2" (2.89 x 3.12)**

Fitted wardrobe, double glazed window and central heating radiator.

**BEDROOM 7'1" x 10'2" (2.18 x 3.11)**

Double glazed window and central heating radiator.



**BATHROOM/W.C 7'5" x 6'0" (2.28 x 1.84)**

Equipped with a bath with shower from mixer tap, wash hand basin, W.C., double glazed window and central heating radiator.

**OUTSIDE**

To the front of the property there is a nice large tarmac driveway providing ample off street parking/turning space and this gives access to a detached brick/tiled double garage (4.84 x 5.23) with power and lighting, up and over door and personal door to the side. To the left hand side of the bungalow there is a gravelled area. The rear gardens are well proportioned and level. They enjoy an excellent degree of natural privacy. The rear gardens are mostly covered in gravel along with shrubs for ease of maintenance. To the right hand side of the bungalow there is a further gravelled area and timber shed.



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

Freehold. Vacant possession on completion.

**VIEWING**

Arranged with pleasure by the Sole Selling Agents.

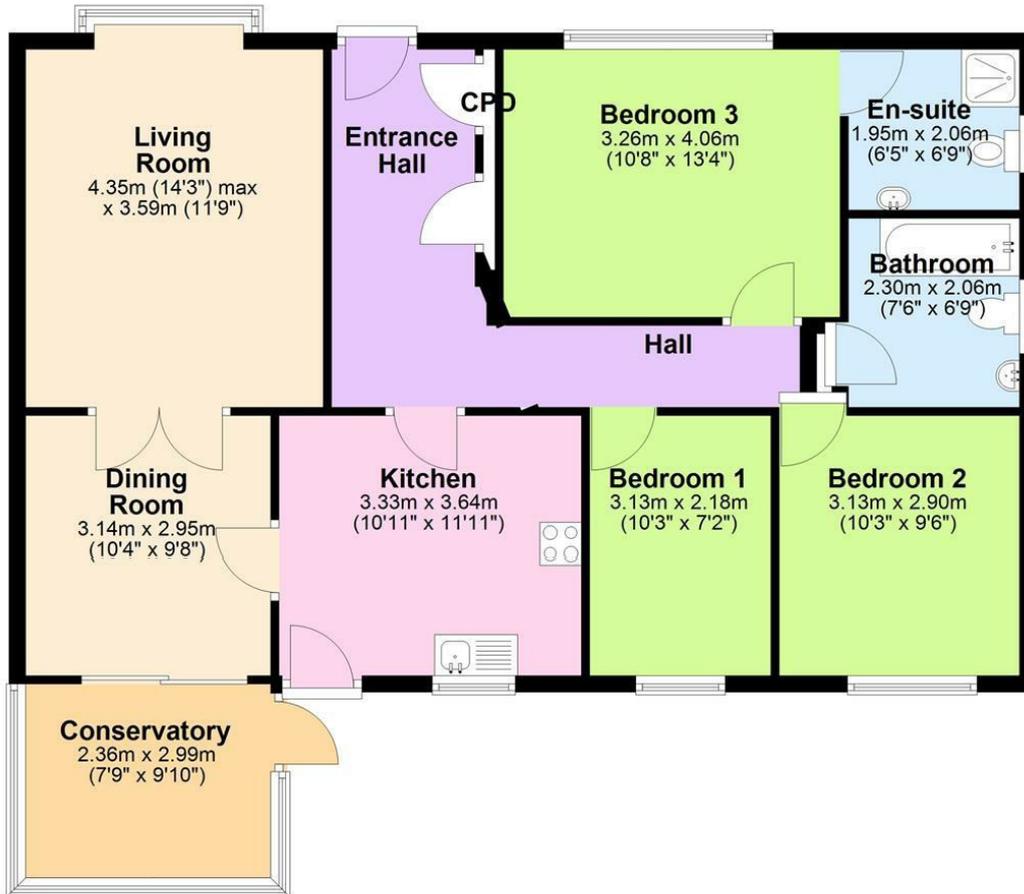
**SERVICES**

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

**COUNCIL TAX BAND - C**

**Ground Floor**

Approx. 98.3 sq. metres (1057.8 sq. feet)



Total area: approx. 98.3 sq. metres (1057.8 sq. feet)

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**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.

