



**20 Homecroft Avenue, Sutton-in-Ashfield,
Nottinghamshire, NG17 3BJ**

£245,000

Tel: 01623 626990

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Semi Detached Bungalow
- Large Bathroom (Bath & Separate Shower)
- Modern Kitchen with Integrated Appliances
- Gas Central Heating (Combi Boiler)
- Established Front & Rear Gardens
- Two Double Bedrooms
- Open Plan Lounge/Dining & Conservatory
- UPVC Double Glazing
- Driveway & Good Sized Garage
- Adjacent to Playing Fields

A well presented two double bedroom semi detached bungalow in a popular location adjacent to playing fields. The property has the benefit of UPVC double glazing and gas central heating from a modern, Baxi combi boiler. A new flat roof to the rear extension was completed in September 2024.

The layout of living accommodation comprises an entrance hall, a spacious open plan lounge/dining area, conservatory, modern kitchen with integrated appliances, two double bedrooms and a large bathroom with a bath and separate shower.

OUTSIDE

The property occupies a lovely established plot with well maintained front and rear gardens. A driveway to the side of the property leads to a good sized garage. The front garden is mainly laid to lawn with mature plants and shrubs, and a hardstanding pathway extends across the front of the property. To the rear of the property, there is an enclosed, low maintenance garden with gravel areas, hardstanding and patterned concrete patio areas with plants and shrubs to the borders.

A UPVC DOUBLE GLAZED SIDE ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

10'5" x 9'0" (3.18m x 2.74m)
(Plus 8'0" x 2'7"). Built-in storage cupboard housing the Baxi combi boiler. Radiator, laminate floor, loft hatch with ladder attached and double glazed window to the front elevation.

LOUNGE

16'11" x 11'11" (5.16m x 3.63m)
Having a modern feature fireplace with marble hearth. Coving to ceiling, radiator and double glazed window to the front elevation. Open archway through to:

DINING AREA

11'1" x 8'5" (3.38m x 2.57m)
With radiator, coving to ceiling and sliding patio door through to the:

CONSERVATORY

9'7" x 8'9" (2.92m x 2.67m)
With tiled effect vinyl flooring and patio door leading out onto the rear garden.

KITCHEN

13'6" x 8'4" (4.11m x 2.54m)
Having modern high gloss cream cabinets comprising wall cupboards, base units and drawers complemented by butchers block wood work surfaces. Inset sink with drainer and brushed chrome swan-neck mixer tap. Integrated Bosch single oven, four ring induction hob, stainless steel splashback and stainless steel extractor hood above. Further integrated appliances include a fridge, freezer, dishwasher and washing machine. Radiator, six ceiling spotlights, vinyl flooring, two double glazed windows to the side elevation and UPVC side entrance door.

BEDROOM 1

11'10" x 11'5" (3.61m x 3.48m)
The first of two double bedrooms, with radiator, coving to ceiling and double glazed window to the rear elevation.

BEDROOM 2

11'5" x 10'10" (3.48m x 3.30m)
A second double bedroom, with radiator, coving to ceiling and two double glazed windows to the front elevation.

BATHROOM

16'10" x 6'3" max (5.13m x 1.91m max)
(5'9" min). Having a modern four piece white suite comprising a large bathtub with mixer tap and pencil shower attachment. Separate tiled shower cubicle with wall mounted shower. Wall hung vanity unit with inset wash hand basin with storage drawer beneath. Low flush WC. Airing cupboard with shelving and a radiator. Wall mounted storage cupboard, tiled floor, part tiled walls, chrome heated towel rail, six ceiling spotlights, extractor fan and obscure double glazed window to the rear elevation.

GARAGE

22'9" x 8'11" max (6.93m x 2.72m max)
(8'4" min). With power and light points. Two side entrance doors. Remote controlled electric up and over door. Asbestos roof.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

All mains services are connected.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the

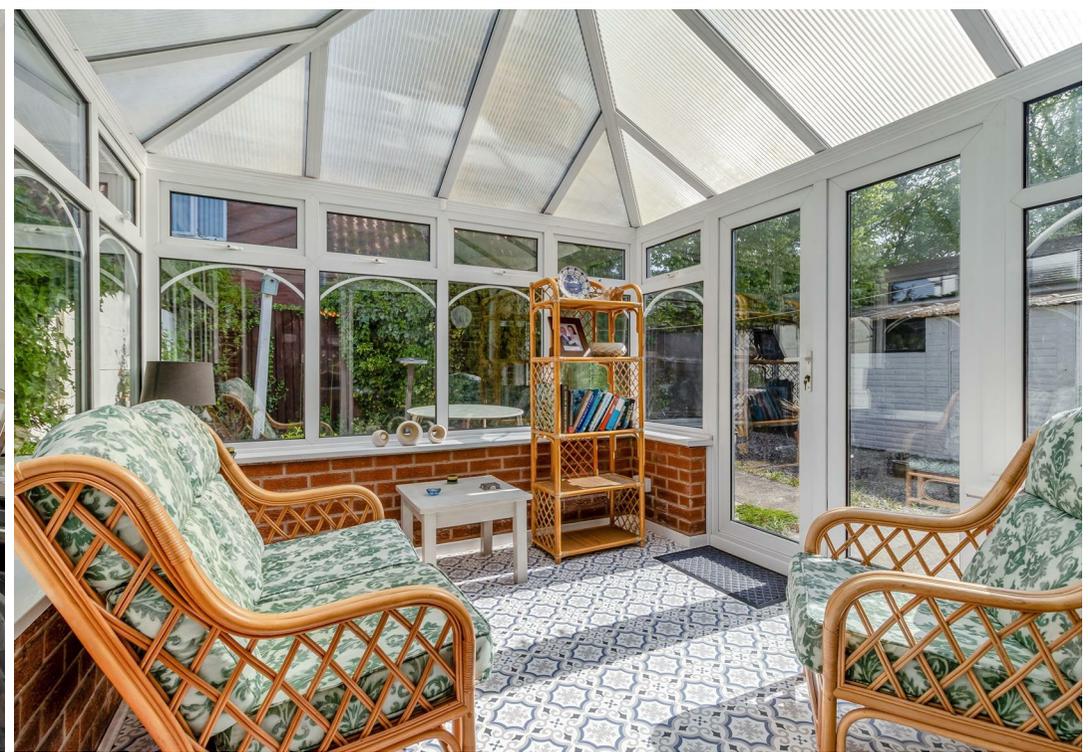
selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.











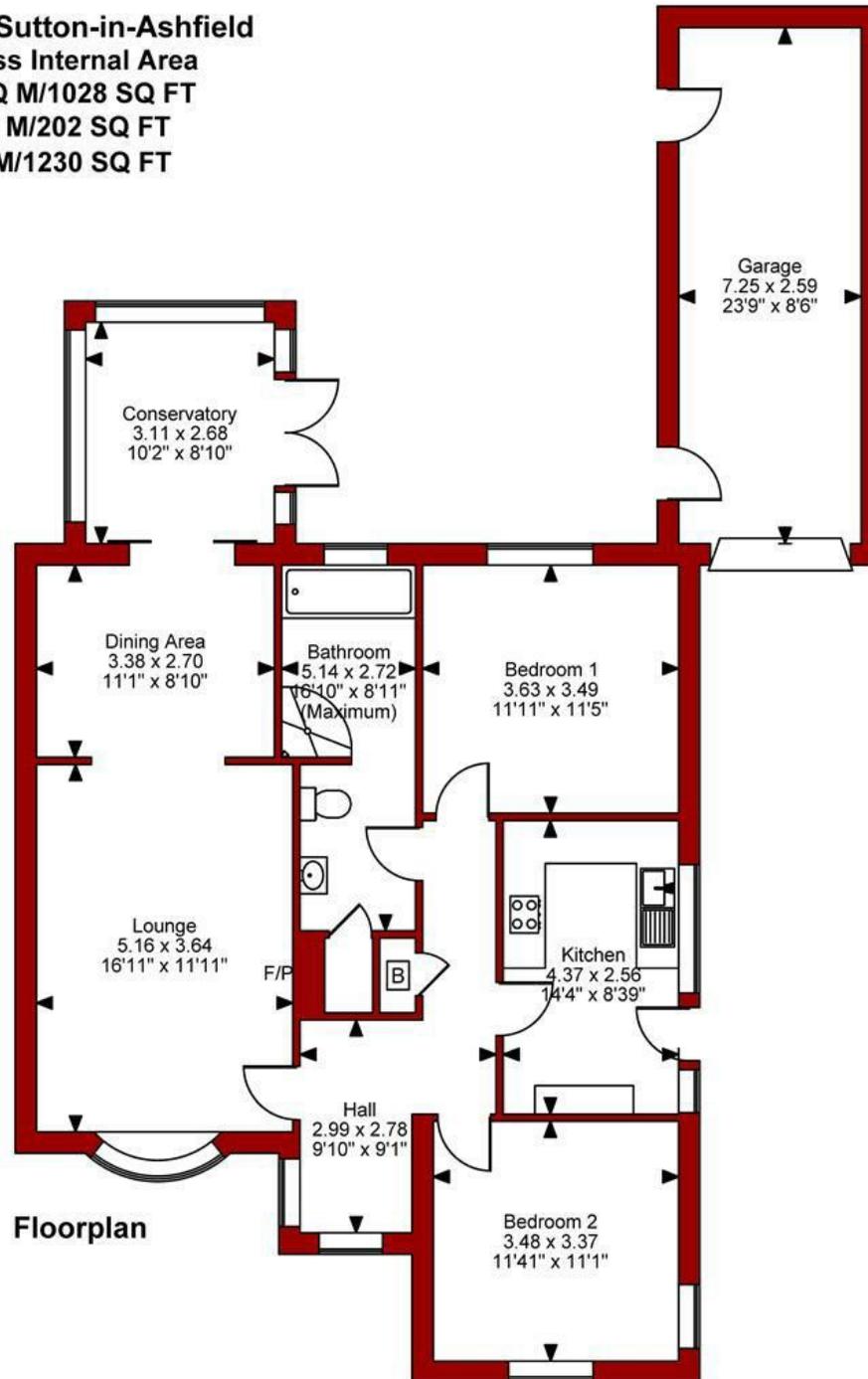
Homecroft Avenue, Sutton-in-Ashfield

Approximate Gross Internal Area

Bungalow = 96 SQ M/1028 SQ FT

Garage = 19 SQ M/202 SQ FT

Total = 115 SQ M/1230 SQ FT



Floorplan

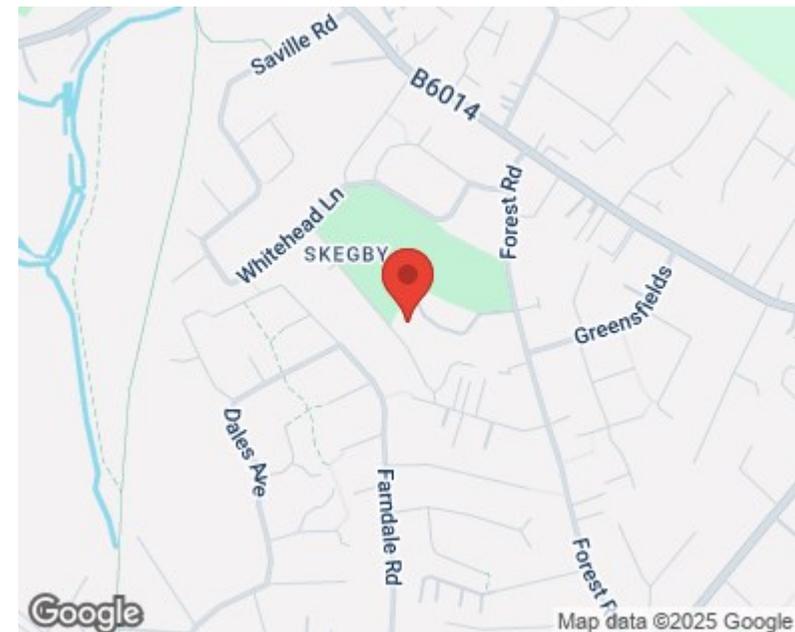
FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	67	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) 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		
England & Wales		
EU Directive 2002/91/EC		



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. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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