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**DavidJames**  
the estate agent

**Roger Close, Sutton-In-Ashfield, NG17 4DX**

**£950 Per Calendar Month**



# About This Property

We are pleased to present this refurbished detached bungalow in the sought-after area of Sutton in Ashfield. Offering a modern and inviting living space, this property is perfect for those seeking comfort and convenience.

Upon entering, you will find an entrance hall featuring a handy storage cupboard, leading into a light and airy lounge/dining room. The lounge features a picture window to the front elevation, creating a welcoming atmosphere for relaxation and entertainment.

The newly fitted kitchen boasts stylish grey panelled units and comes equipped with an integrated oven, hob, and extractor fan, making meal preparation a delight. This property features two generously sized double bedrooms, providing ample space for furnishings and personal touches. The bathroom/WC is fitted with a contemporary white suite and an electric shower.

Gas central heating is provided via a combination boiler, and the property benefits from UPVC double glazing throughout. Freshly decorated with new floor coverings throughout, this bungalow exudes a sense of modernity and care.

The tandem driveway offers off-road parking for multiple vehicles, a valuable asset in busy residential areas. Externally, the enclosed lawned garden provides a private outdoor space, perfect for enjoying warm summer days or hosting family gatherings.

## TENANCY DETAILS

Available From: NOW  
Tenancy Term: Minimum 6 months  
Furnishing: Unfurnished  
EPC Rating: Rating D  
Council Band: B  
BOND £1096



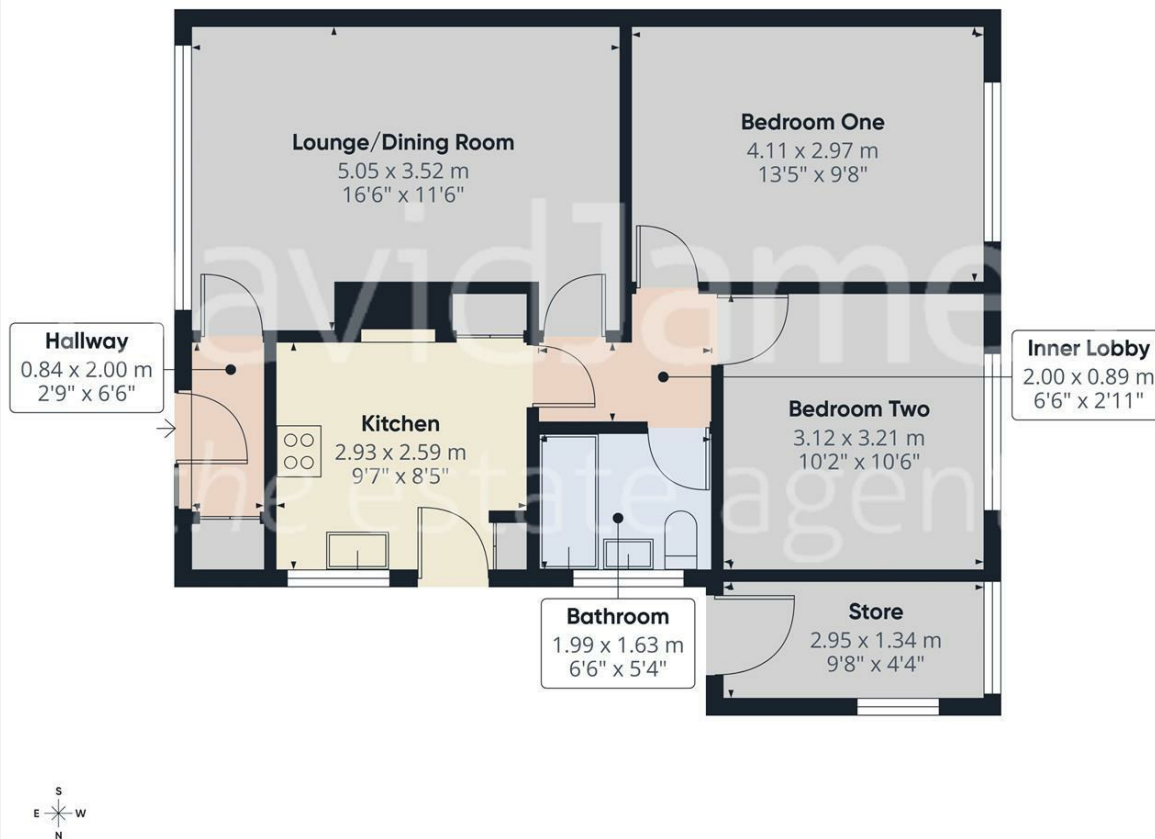
- Refurbished and well presented detached bungalow
- Two double bedrooms
- Entrance hall with storage cupboard
- Lounge/dining room with picture window to the front elevation
- Newly fitted kitchen with grey panelled units and integrated oven, hob and extractor
- Bathroom/Wc with white suite and electric shower
- Combination gas central heating, UPVC double glazing
- Freshly decorated with new floor coverings throughout
- Tandem driveway provides off road parking
- Enclosed lawned garden EPC Rating D, BOND £1096











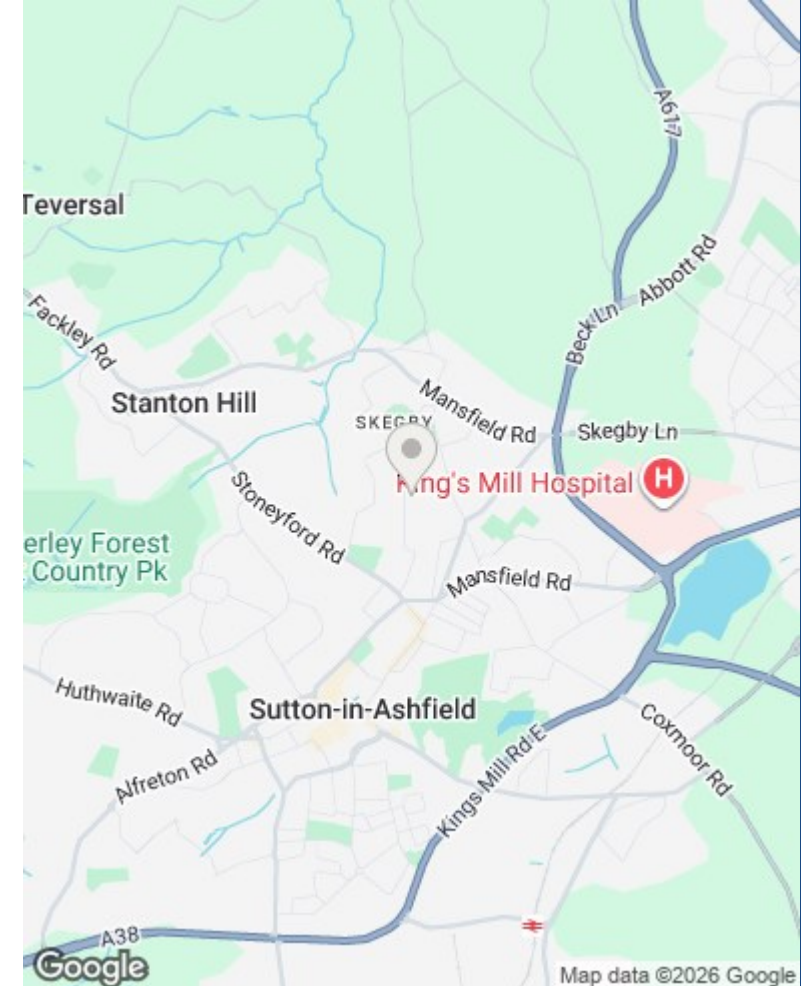
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Approximate total area\*\*  
60.3 m<sup>2</sup>  
648 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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**Council Tax Band: B**  
**Ashfield District Council**

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**PROTECTED**

**The Property  
Ombudsman**