



Birchwood Drive  
Sutton-In-Ashfield

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### Property Description

Burchell Edwards are pleased to offer this well-presented two-bedroom detached bungalow, ideally situated close to a range of local amenities, reputable schools, and convenient transport links. Tucked away within a quiet cul-de-sac, the property provides comfortable and flexible single-storey living.

The accommodation is accessed via an entrance hallway which leads into a spacious open-plan lounge and dining area, offering a bright and versatile living space suitable for both everyday living and entertaining. The kitchen is fitted with a selection of wall and base units, providing ample storage and worktop space, with room for dining if required. A conservatory to the rear adds further living space and enjoys views across the garden.

There are two well-proportioned bedrooms, both neutrally decorated, offering flexibility for a range of buyers. These are served by a modern shower room fitted with a contemporary suite.

Externally, the property benefits from a low-maintenance front garden and a gated driveway providing off-street parking and access to the garage. To the rear is an enclosed garden featuring a lawn and patio area, ideal for outdoor seating and relaxation.

Early viewing is recommended to fully appreciate the accommodation and location on offer.

### Entrance Hall

Entry via UPVC door from front elevation, wall mounted radiator, boiler cupboard, loft access and laminate flooring to finish.

### Kitchen/Lounge/Diner

Open-plan kitchen/living space with laminate flooring, featuring a double glazed side window, two wall-mounted radiators and French sliding doors to the rear. A UPVC door leads to the conservatory. Fitted with matching wall and base units, tiled splashback, stainless steel sink and drainer, integrated dishwasher, electric oven, gas hob and cooker hood.

## Conservatory

A brick base conservatory with laminate floor, double glazed windows to sides and front, UPVC door to side and wall mounted radiator.

## Bedroom One

Bedroom one comprises of double glazed window to front, wall mounted radiator and carpet floor.

## Bedroom Two

Bedroom Two offers double glazed window to front, wall mounted radiator and carpet floor.

## Bathroom

Bathroom fitted with a three-piece suite, comprising a ceramic WC, wash hand basin and walk-in shower. Features tiled floors and walls, a double glazed opaque side window, and a wall-mounted towel radiator.

## Externals

To the front, the property is enclosed by a brick wall boundary with gated access. A block-paved driveway provides off-street parking for up to three vehicles, with access to the garage via the side. The frontage is complemented by a selection of shrubs and planting.

The rear garden is enclosed by fencing with a secure, lockable side gate. It is mainly laid to lawn and features a loose stone patio area, providing space for outdoor seating.

## Garage

Detached build with sheet up and over door,







To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax  
Band: B

Tenure: Freehold

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