



£265,000 Freehold

SUNNYDALE HADDON STREET | | SUTTON-IN-ASHFIELD | NG17 2DQ

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**CONTEMPORARY BUNGALOW WITH A SUMMERHOUSE.** Nestled in the charming area of Haddon Street, Sutton-In-Ashfield, this delightful bungalow offers a perfect blend of comfort and convenience - ready for you to move straight in. The location is ideal for those seeking a peaceful neighbourhood while still being within easy reach of local amenities, schools, and transport links, making it a wonderful place to call home. Let's take a further look.

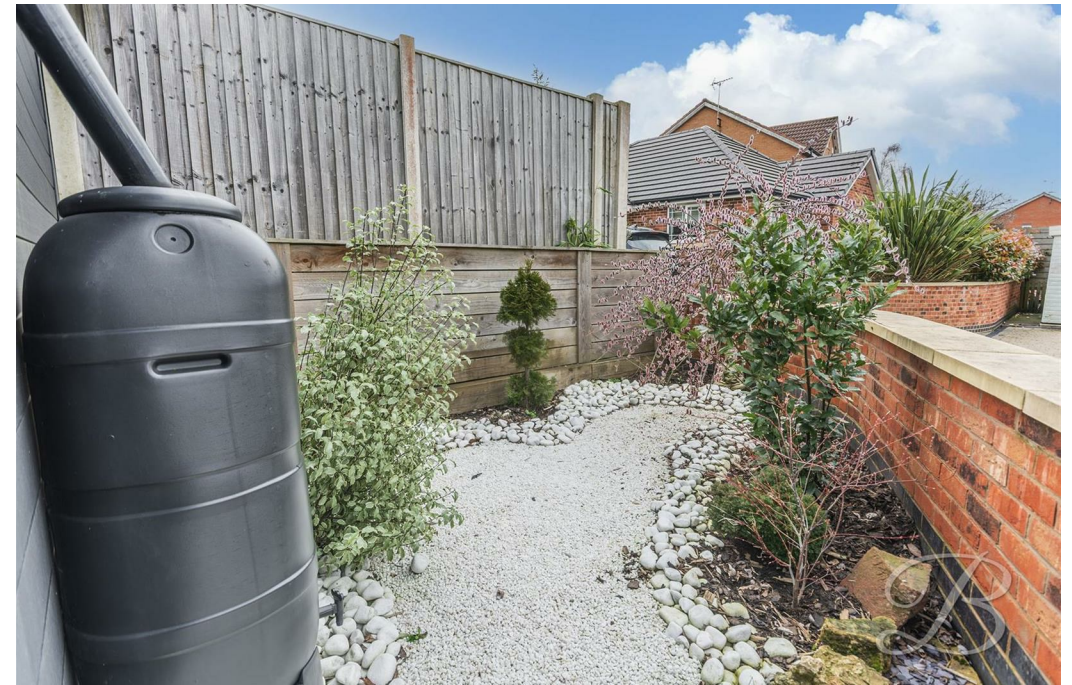
Upon entering, the spacious hallway leads to a cosy reception room that exudes warmth and character thanks to its feature log burner fireplace. Further complemented by french doors opening to the rear garden. This inviting space is perfect for relaxing or entertaining guests, providing a welcoming atmosphere that sets the tone for the rest of the home. The layout is thoughtfully designed, ensuring that the living area flows seamlessly into the fully equipped modern kitchen.

The property boasts two well-proportioned bedrooms, each offering a tranquil retreat for rest and relaxation. These rooms are filled with natural light, creating a bright and airy feel. The bathroom is conveniently located off the hallway and features modern fittings, ensuring that your daily routines are both comfortable and efficient.

Outside, the bungalow is complemented by a lovely garden area, perfect for enjoying the fresh air or hosting summer gatherings. The outdoor space provides a wonderful opportunity for gardening enthusiasts or simply a serene spot to unwind after a long day. This move-in ready bungalow truly encapsulates the essence of easy living, making it an excellent choice for anyone looking to settle in a welcoming community. Not to mention the front of the property boasts a large private driveway.

Enquire to book your viewing today.





#### Hall

Spacious entrance hall accessible from the side fitted with a storage cupboard and leading access into;

#### Living Room 9'8" x 14'0"

Open plan reception room with laminate flooring, underfloor heating and french doors opening to the rear garden.

#### Kitchen 8'8" x 13'9"

Fully equipped kitchen complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and a breakfast bar - dividing the two areas whilst still being open plan for entertaining.

#### Bedroom One 10'5" x 10'0"

Carpeted flooring, underfloor heating and a window to the front elevation.

#### Bedroom Two 7'7" x 11'1"

Carpeted flooring, underfloor heating, built in wardrobes and dual aspect windows to the front and side elevations.

#### Shower Room 6'1" x 7'7"

Three piece suite comprising of a hand wash basin, low flush WC and a walk in shower. Window to the side elevation.

#### Summer House 8'3" x 8'4"

Versatile summer house offering a space to make your own. Fitted with sliding doors and windows.

#### Outside

Shared access leads to a private paved driveway to the front of the property. The rear garden hosts an enclosed patio area alongside a summer house.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>81</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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