



## 11 Saville Road, Sutton-In-Ashfield

GUIDE PRICE £300,000-£310,000 Freehold

EXTENDED DETACHED THREE BEDROOM BUNGALOW • SOUGHT AFTER LOCATION, EPC RATING: C • STYLISH & MODERN INTERIOR • GENEROUS LOUNGE AND GARDEN ROOM • THREE BEDROOM, LOVELY PLOT • ABUNDANCE OF OFF ROAD PARKING



41 Albert Street, Mansfield, NG18 6AN  
Sales: 01623 627 247  
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**John Sankey**









### Outside

The exterior of the property occupies a lovely plot with a driveway at the front which provides parking for at least two cars, ensuring easy access for residents and visitors alike. To the side of this, there is a spacious lawn bordered by wildflower beds, adding natural charm to the landscape. Gated access leads to both the garage and the rear garden. The rear garden features a combination of lawn and patio areas, offering versatile outdoor living spaces. Additionally, there is artificial grass, providing a low-maintenance solution for year-round enjoyment. The garden itself is a lovely private retreat in our opinion with access to both sides of the property allowing for easy movement around the premises.

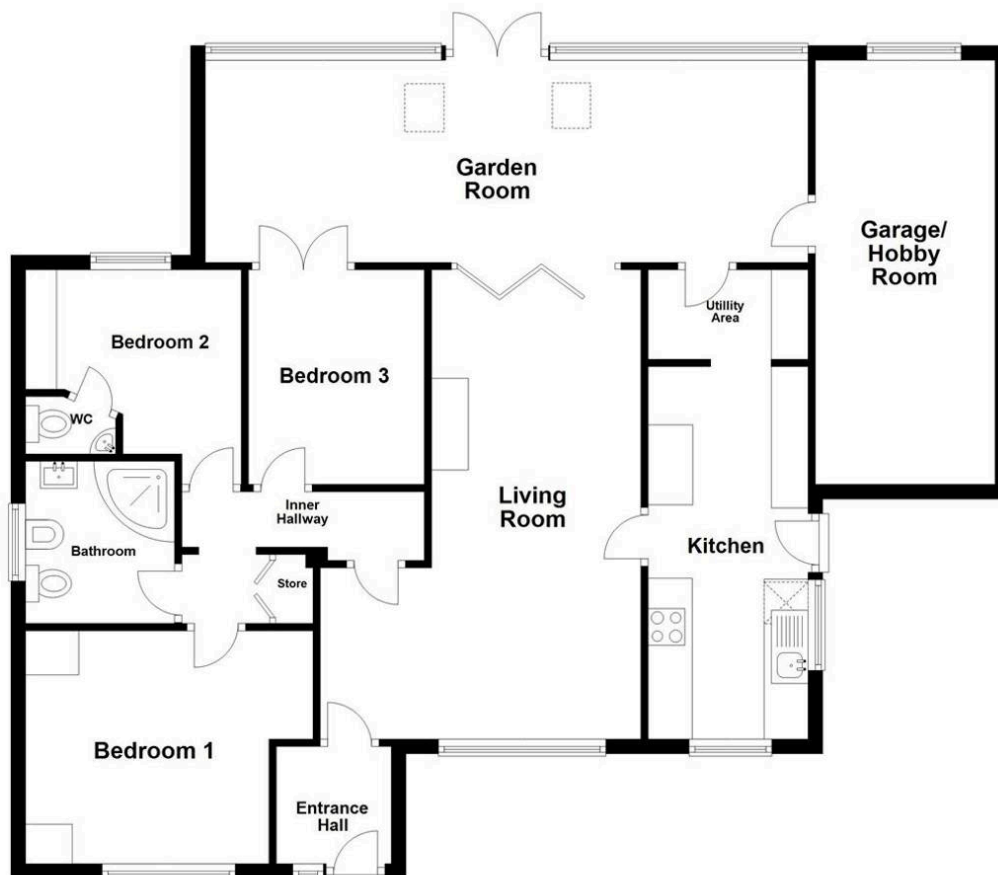
### Additional Information

Tenure: Freehold Council Tax Band: C Mobile/Broadband Coverage Checker visit: [www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.



## Ground Floor

Approx. 114.1 sq. metres (1228.2 sq. feet)



Total area: approx. 114.1 sq. metres (1228.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only.  
Plan produced using PlanUp.

These brochures are produced as a guide only. The floor plan and measurements are not to be used for furnishing or any other purposes and are approximate.

**\*\*\*GUIDE PRICE £300,000-£310,000\*\*\*** Situated in a sought-after area, Saville Road presents a meticulously upgraded modern three-bedroom detached bungalow, boasting a spacious and beautifully presented interior. Upon entry, you are greeted by an inviting entrance hall that leads seamlessly into the L-shaped living room, providing ample space for relaxation and entertainment. The modern fitted kitchen offers convenience and functionality, complemented by a stylish shower room installed in 2017 for added comfort.

The property features three well-appointed bedrooms, with bedroom two offering the added convenience of an en-suite WC. An extension spanning the rear width of the property creates a stunning garden room, currently divided into two sections—a cosy reading area and a versatile space for dining or entertaining. UPVC doors open onto the rear garden, inviting the outdoors in and providing a seamless transition between indoor and outdoor living.

The garage, currently utilised as a hobby room/gym, offers versatility and could easily be converted back to its original purpose if desired. Outside, the property boasts a delightful plot with a wildflower lawn at the front and parking space for two cars. The rear garden is laid to lawn and is low maintenance with a charming patio area and artificial turf perfect for relaxation or alfresco dining.

Conveniently located, Saville Road enjoys close proximity to schools, bus services, and local shops, making it an ideal choice for families or those seeking a peaceful yet well-connected lifestyle.



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