



**2e Davies Avenue  
Sutton-In-Ashfield, Nottinghamshire NG17 2BJ  
£215,000**

- A well presented, three bedroomed detached bungalow, with no upward chain.
- Entrance hall with two built in cupboards and access to the loft space.
- Fitted breakfast kitchen, having breakfast bar and integrated electric oven and gas hob.
- Two further bedrooms, one with fitted wardrobes, one with French doors to outside.
- Driveway providing access to the detached brick built garage with up over door.
- Includes gas heating (combination boiler) and UPVC double glazing.
- Lounge/dining room with front aspect and living flame electric fire with marble fireplace.
- Main double bedroom including fitted wardrobes to one wall.
- Wet room with separated shower area and wash hand basin and WC.
- Enclosed rear garden with a raised area of decking and then mainly laid to lawn.

## Viewing

Viewing and further information through our Mansfield office. Telephone 01623 422777 or email, [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

## Directions

From Mansfield, proceed onto Sutton Road, which then becomes Mansfield Road as you arrive in Sutton. Turn left onto Outram Street and at the roundabout, take the 2nd exit onto Northern Bridge Road. At the island, take the first exit onto Priestsic Road. At the next island take the 3rd exit onto Lammas Road. Turn right onto Carsic Lane and right onto Davies Avenue.

## Entrance Hall

Having UPVC front door, radiator, laminate flooring and access to the loft space. Wall mounted combination boiler (not tested). Built in cloaks.



## Lounge/dining room

**14'9 x 12'9, narrowing to 9'5 (4.50m x 3.89m, narrowing to 2.87m)**

UPVC double glazed front elevation, radiator and ceiling coving. Living flame electric fire with marble hearth and insert.

## Bedroom 1

**11'9 into wardrobe x 11'2 (3.58m into wardrobe x 3.40m)**

Full length wardrobes to one wall. UPVC double glazed rear aspect, radiator and laminate flooring.



## Bedroom 2

**12'0 x 9'5 (3.66m x 2.87m)**

UPVC French doors leading out to the decking. Radiator and laminate flooring.



## Bedroom 3

**10'4 into wardrobes x 9'5 (3.15m into wardrobes x 2.87m)**

Fitted wardrobes to one wall. Radiator, Laminate flooring and UPVC double glazed side aspect.

## Breakfast Kitchen

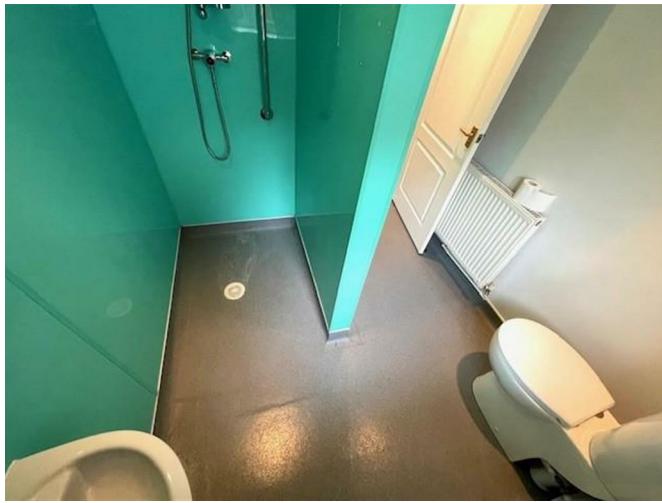
**11'9 x 7'8 (3.58m x 2.34m)**

Including a range of base and eye level units, roll top work surfaces and stainless steel sink unit and single drainer. Built in electric oven, gas hob and extractor (none of them tested). Fitted breakfast bar. UPVC double glazed front and side aspects. Radiator.



### Wet room

Having separated shower area, wash hand basin and WC. Non-slip flooring, radiator, obscure glaze window and PVC wall boarding around the shower.



### Outside

There is a garden to the front of the property and driveway leading to the detached brick built garage. The garage measures 17'0 x 7'8 and has up and over door and power. The rear garden is mainly laid to lawn and has an area of raised decking.



### FINANCIAL ADVICE

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

### MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5860/13/02/2026.

