



Offers In The Region Of £550,000 Freehold

274A MANSFIELD ROAD | SKEGBY | SUTTON-IN-ASHFIELD | NG17 3DT

BuckleyBrown
ESTATE AGENTS

A RARE OPPORTUNITY – CHARMING BUNGALOW WITH APPROVED DEVELOPMENT POTENTIAL

Set along Mansfield Road in Skegby, Sutton-in-Ashfield, this detached bungalow offers a superb blend of character, comfort, and future potential. With approved planning permission already granted for a three-bedroom house at the front of the plot, it presents an exceptional opportunity for homeowners, investors, or developers.

The current property features exposed wooden beams and a well-designed layout, creating a warm and inviting feel throughout. A bright entrance hall leads into a spacious living and dining area, ideal for both relaxing and entertaining, with a sun lounge beyond providing year-round garden views. The recently fitted kitchen includes matching units, ample work surfaces, integrated appliances, and a breakfast bar. A WC/utility room adds practicality.

There are three generous bedrooms, plus a flexible fourth room suitable as an additional bedroom, sitting room, or home office. The master benefits from a modern en suite, complemented by a family bathroom.

Outside, the rear garden is well maintained and spacious, with storage, two garages, a summer house, and a versatile outbuilding ideal for an office or gym. The front offers attractive planting, a large driveway, and car port.

The approved planning permission for a three-bedroom property significantly enhances the appeal, offering excellent potential for development, multi-generational living, or added value.

Call the office now to discuss what this wonderful property has to offer!





Hall
Hallway leading into all rooms.

Living Room/Dining room 15'10" x 22'7"

Spacious living room with carpeted flooring, central heating radiator, traditional feature fireplace, access to the sun lounge and windows to the front elevation.

Dining room with space for your desired dining furniture.

Sun Lounge 12'6" x 8'10"

Ample space for an extra sitting room to enjoy all year round with surrounding windows.

Kitchen 10'0" x 12'5"

Flowing through an open-plan ground floor, the home features a spacious living, dining, and kitchen area. The newly fitted kitchen offers matching cabinets, ample work surfaces,

integrated appliances, an inset sink, and a breakfast bar. A side window brings in natural light, creating a bright and welcoming space perfect for modern living.

WC/Utility

Low flush WC and hand wash basin.

Bedroom One 10'11" x 29'10"

Longline master bedroom with access to its own en suite, central heating radiator and window to the front elevation.

En Suite 8'0" x 7'2"

Three piece suite with hand wash basin, low flush WC and shower.

Bedroom Two 8'1" x 8'7"

Spacious bedroom with central heating radiator, window to the rear elevation.

Bedroom Three 10'11" x 8'7"

Bedroom with central heating radiator, window to the rear elevation.

Bedroom 4 / Reception room 10'11" x 11'9"

Ample space to use as sitting room or extra bedroom with central heating radiator, window to the front elevation.

Bathroom 8'6" x 6'3"

Three piece suite with bath, hand wash basin and low flush WC.

Double Garage 7'3" x 11'11"

Spacious double garage for storage/vehicles.

Summer House 10'9" x 14'7"

Outbuilding ideal for a summer house.

Office/Games room

Versatile room offering space for a gym/office/games room etc...

Garage 10'3" x 20'0"

Extra space for vehicles/storage.

Storage 14'5" x 7'1"

Ample storage space.

Outside

The front garden is full of personality, featuring mature trees, shrubs, plants, a lawn area, and a driveway providing off-street parking. To the rear, a large and spacious garden offers a generous lawn—perfect for relaxing, entertaining, or enjoying the outdoors. Also includes two garages, two storage spaces and 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 a 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. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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