



Offers In The Region Of £240,000 Freehold

2 ASHLANDS CLOSE | | SUTTON-IN-ASHFIELD | NG17 2GL

**BuckleyBrown**  
ESTATE AGENTS

## BURSTING WITH POTENTIAL!

Spacious Three-Bedroom Detached Bungalow with Wraparound Garden! Situated in the heart of Sutton-in-Ashfield, this generously sized bungalow enjoys a prime position close to local amenities and excellent transport links, making it both a practical and desirable place to call home.

Although some areas would benefit from modernisation, the property presents fantastic potential for new homeowners — a perfect opportunity for buyers looking to personalise and transform it into their ideal home.

Inside, the accommodation comprises a welcoming porch, a spacious hallway that extends the full length of the property, a well-proportioned kitchen, and a bright, open-plan lounge/diner. There are three comfortable bedrooms and a well appointed family bathroom, offering a versatile and functional layout.

Outside, the bungalow boasts a beautifully maintained wraparound garden, providing plenty of space for outdoor living, relaxation, or gardening. The property also benefits from a private driveway and a garage, ensuring convenient off-street parking.

This charming bungalow presents the perfect opportunity to create your forever, dream home! Call the office now to arrange your viewing 01623 633633.





**Porch**  
With windows to the surround the poach is a bright and welcoming space.

**Hallway**  
Having carpet flooring and allowing access to;

**Kitchen 11'7" x 8'11"**  
The kitchen is fitted with a range of wall and base units with work surfaces over, an inset sink and drainer, and an integrated oven with gas hob and extractor hood above. There is also space for additional freestanding appliances, and a window to the side elevation provides natural light.

**Living Room/Dining Room 11'6" x 22'6"**  
Generous in size, this room is perfectly

proportioned for the property. It features carpeted flooring, a gas fireplace, and benefits from windows to both the front and rear elevations, allowing natural light to flood the space throughout the day.

**Bedroom One 13'4" x 9'11"**  
The master bedroom is spacious and beautifully bright, benefiting from two windows to the front elevation that flood the room with natural light. The room is finished with carpeted flooring and features a central heating radiator.

**Bedroom Two 10'7" x 8'11"**  
A further double bedroom, finished with carpeted flooring a window to the rear elevation and a central heating radiator.



**Bedroom Three 7'10" x 6'10"**  
The comprises of carpeted flooring, a central heating radiator and a window to the front elevation.

**Bathroom**  
The well appointed, three piece bathroom suite comprises of a bath, w.c. and a pedestal wash hand basin. The room is fully tiled and there is a window to the rear elevation providing natural light and ventilation.

**Garage 19'0" x 9'6"**  
A practical addition to the property, the garage offers excellent storage solutions. It is accessed via an up-and-over door to the front, while a window to the rear elevation allows for natural light within the space.

**Outside**

This home boasts a beautifully maintained wraparound garden, offering ample outdoor space to enjoy and the perfect opportunity to follow the sun from morning to evening — from the front, to the side, and through to the rear. The garden is mainly laid to lawn, with mature shrubs and bushes forming natural borders that provide a sense of privacy and seclusion. To the front, the property benefits from convenient off-street parking via a driveway situated directly in front of the garage.



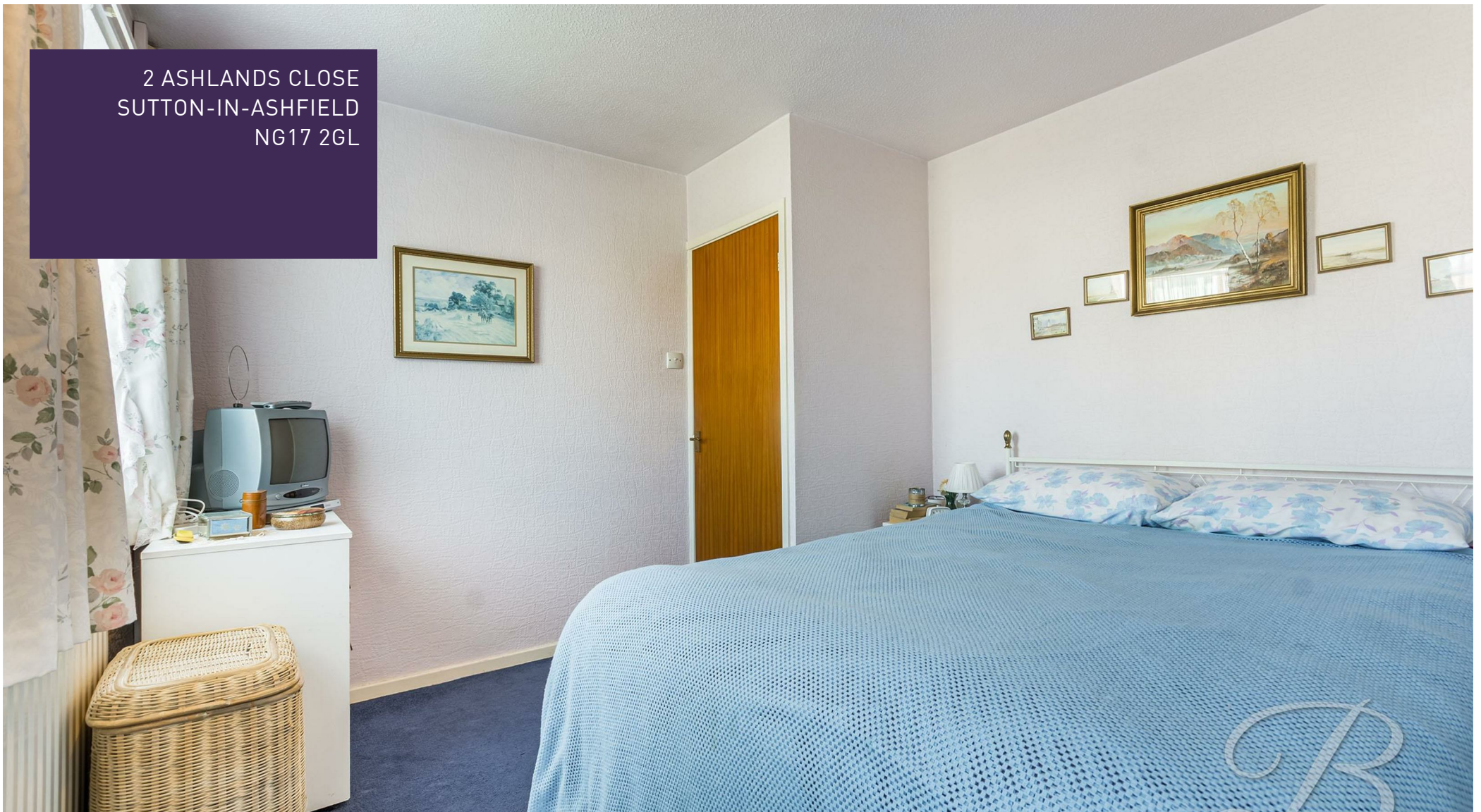


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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. Specially 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>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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