



Birchwood Drive
Sutton-In-Ashfield

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Property Description

Burchell Edwards are pleased to offer this well-presented two-bedroom detached bungalow, ideally situated close to a range of local amenities, reputable schools, and convenient transport links. Tucked away within a quiet cul-de-sac, the property provides comfortable and flexible single-storey living.

The accommodation is accessed via an entrance hallway which leads into a spacious open-plan lounge and dining area, offering a bright and versatile living space suitable for both everyday living and entertaining. The kitchen is fitted with a selection of wall and base units, providing ample storage and worktop space, with room for dining if required. A conservatory to the rear adds further living space and enjoys views across the garden.

There are two well-proportioned bedrooms, both neutrally decorated, offering flexibility for a range of buyers. These are served by a modern shower room fitted with a contemporary suite.

Externally, the property benefits from a low-maintenance front garden and a gated driveway providing off-street parking and access to the garage. To the rear is an enclosed garden featuring a lawn and patio area, ideal for outdoor seating and relaxation.

Early viewing is recommended to fully appreciate the accommodation and location on offer.

Entrance Hall

Entry via UPVC door from front elevation, wall mounted radiator, boiler cupboard, loft access and laminate flooring to finish.

Kitchen/Lounge/Diner

Open-plan kitchen/living space with laminate flooring, featuring a double glazed side window, two wall-mounted radiators and French sliding doors to the rear. A UPVC door leads to the conservatory. Fitted with matching wall and base units, tiled splashback, stainless steel sink and drainer, integrated dishwasher, electric oven, gas hob and cooker hood.

Conservatory

A brick base conservatory with laminate floor, double glazed windows to sides and front, UPVC door to side and wall mounted radiator.

Bedroom One

Bedroom one comprises of double glazed window to front, wall mounted radiator and carpet floor.

Bedroom Two

Bedroom Two offers double glazed window to front, wall mounted radiator and carpet floor.

Bathroom

Bathroom fitted with a three-piece suite, comprising a ceramic WC, wash hand basin and walk-in shower. Features tiled floors and walls, a double glazed opaque side window, and a wall-mounted towel radiator.

Externals

To the front, the property is enclosed by a brick wall boundary with gated access. A block-paved driveway provides off-street parking for up to three vehicles, with access to the garage via the side. The frontage is complemented by a selection of shrubs and planting.

The rear garden is enclosed by fencing with a secure, lockable side gate. It is mainly laid to lawn and features a loose stone patio area, providing space for outdoor seating.

Garage

Detached build with sheet up and over door,

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.







To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online [burchelledwards.co.uk/Property/MFD209795](https://www.burchelledwards.co.uk/Property/MFD209795)



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