



Keats Avenue  
SUTTON-IN-ASHFIELD

burchell  
edwards



# Keats Avenue SUTTON-IN-ASHFIELD NG17 2GH

for sale offers in the region of  
**£270,000**



## Property Description

Welcome to this beautifully presented detached bungalow on Keats Avenue, Sutton-in-Ashfield, offered for sale with NO ONWARD CHAIN. Enjoying an elevated position with exceptional views of Brierley, this two-bedroom home is thoughtfully designed and finished to a high standard throughout, featuring oak doors and Hillarys blinds.

The spacious living accommodation includes a bright living room, a modern kitchen/diner with garden-facing French doors, and a practical utility room. Both bedrooms are well proportioned, with fitted storage in each, and the contemporary shower room adds to the home's appeal.

Externally, the property boasts extensive outdoor space, including a generous lawn, landscaped graveled areas and a charming summerhouse. There is also an aluminium framed pergola, which offers the base to a potential sun room extension at the rear. A large double garage with electric door and an additional office with its own consumer unit offer excellent versatility for home working or hobbies. This space could also be utilised as a separate living space to the bungalow. The expansive driveway provides ample off-street parking, while the elevated corner plot ensures privacy and attractive open views.

## Entrance Hall

A welcoming entrance hall featuring a UPVC front door and composite rear door leading to the garden. The space benefits from laminate flooring, a wall-mounted radiator, and an airing cupboard, with doors to the living room, bedroom two, shower room, kitchen/diner and utility room. Loft access is also provided.

## Living Room

A bright and comfortable living space with laminate flooring, a wall-mounted radiator, a double-glazed front window, and a modern electric wall-mounted fire, creating a cosy focal point.

## Utility Room

A practical utility room offering carpet flooring, plumbing for a washing machine, storage, electrics, and housing the boiler.

## Kitchen / Diner

A spacious kitchen/diner fitted with matching wall and base units, an inset composite sink and drainer, integrated dishwasher, tiled splashbacks, spotlights and an integral electric oven and hob with cooker hood. The room is finished with laminate flooring, two radiators, double-glazed windows to the front and side, and French doors opening onto the garden.

## Shower Room

A modern shower room complete with tiled flooring, a walk-in shower, ceramic toilet and wash basin set in a vanity unit, towel radiator, full Aqua-board wall finish, and an opaque double-glazed window.

## Bedroom One

A generous double bedroom with carpeted flooring, fitted wardrobes, a wall-mounted radiator, and double-glazed windows to the front and side elevations.

## Bedroom Two

A comfortable second bedroom featuring carpeted floors, a wall-mounted radiator, a double-glazed rear window, and two sets of wardrobes included in the sale.

## Outbuildings

A charming wooden summerhouse with a stained-glass feature window to the front. Furniture within may be available by negotiation.

## Garage

A spacious double garage with an electric up-and-over door, electrics, and useful storage space. The garage backs into the office space, which both rooms could be converted to an annex space or a separate living area.

## Office

Located at the rear of the garage, this versatile office space includes its own consumer unit, electrics, side-facing double-glazed windows, and garden access via an external door.

## Externals

This attractive bungalow sits on an elevated corner plot and boasts well-maintained, versatile outdoor spaces.

The rear garden offers a generous lawn bordered by mature shrubs and a private gravelled seating area, perfect for relaxing or entertaining.

A separate landscaped section features decorative gravel, raised beds and space for outdoor furniture.

The front provides a large driveway and double garage, with neat fencing ensuring privacy and a secure, enclosed feel.

A tidy courtyard frontage adds character and strong kerb appeal.





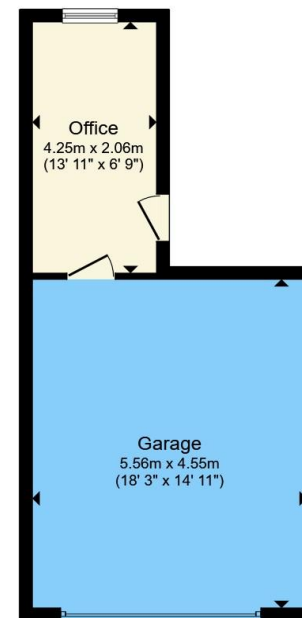








**Floor Plan**



**Outbuilding**

Total floor area 124.4 m<sup>2</sup> (1,339 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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