

John Street, Sutton-in-Ashfield.

£460,000 Freehold

FOR SALE



DERBYSHIRE
PROPERTIES
- SALES & LETTINGS -

PROPERTY DESCRIPTION

Derbyshire Properties are delighted to offer this unique three bedroom detached bungalow, situated in a gated cul-de-sac location and on a generous plot. Viewing is strongly advised to appreciate the extent of the outside space, as well as the quality of the internal accommodation. Ideally suited to a growing family, this bungalow offers three double bedrooms, with en-suite shower room and family bathroom, along with a good-size lounge with feature fireplace and a dining kitchen with a vaulted ceiling and skylights. Outside, there is driveway parking for several vehicles leading to the detached double garage, which has Annexe accommodation of an open-plan lounge/bedroom with kitchenette and shower room, accessed via a separate door and above the garage. The rear garden is perfect for entertaining guests - a large lawn with shrub/plant borders, generous seating areas and a resistance swimming pool with surrounding patio.

FEATURES

- Unique Detached Bungalow
- Detached Double Garage With Accommodation Above
- Three Double Bedrooms
- En-Suite Shower Room & Family Bathroom
- Gated Cul-De-Sac Location
- Show Home Standard
- Generous Plot & Ample Parking
- Lounge With Inset Fireplace
- Dining Kitchen With Vaulted Ceiling
- Resistance Swimming Pool



ROOM DESCRIPTIONS

Entrance Hallway

Accessed via composite door with obscured panel to front elevation, with wood effect flooring, decorative panelling to the walls, wall mounted radiator and double breasted storage cupboard housing useful shelving capacity.

Bedroom One

11' 4" x 11' 2" (3.45m x 3.40m) With double glazed window to front elevation, wall mounted radiator and carpeted flooring. Access to En Suite via oak door.

En-Suite

A three piece suite including walk in shower cubicle, pedestal hand wash basin with wall mounted LED mirror and low level WC. Double glazed obscured window to side elevation, wall mounted heated towel rail, vinyl flooring and tiled walls inside shower cubicle.

Bedroom Two

12' 5" x 11' 11" (3.78m x 3.63m) With double glazed window to the front elevation, wall mounted radiator and carpeted flooring.

Bedroom Three

11' 10" x 10' 6" (3.61m x 3.20m) With double glazed window to the side elevation, wall mounted radiator and carpeted flooring.

Living Room

24' 7" x 15' 0" (7.49m x 4.57m) With wood effect flooring throughout, the centre piece of this Living Room is the brick built fire place sat on tiled hearth currently housing multi burner fire. Equally as important are the bi fold doors to the rear elevation, opening up directly onto canopied decked area making this Living Area the ideal entertaining OR relaxing space whatever the season.

Kitchen

20' 0" x 12' 3" (6.10m x 3.73m) The Kitchen features a range of base cupboards and worktop space whilst hosting kitchen island with 'Butcher block' worktop in the centre of the room. A range of appliances have been skilfully integrated, such as; Dishwasher, one and a half bowl sink and drainer unit, gas oven with accompanying gas hob, glass splashback and overhead extractor hood. Velux windows to the ceiling, double glazed window to side elevation and double glazed French doors accessing rear decked area all appear. Designer wall mounted radiator, wood effect flooring and chrome sockets complete the space. Internal oak framed French doors open to the Lounge area whilst Utility Room is accessed via Oak door.

Utility Room

2.71m x 1.34m (8' 11" x 4' 5") Hosting work top space of its own, power/plumbing for a range of appliances including washing machine, tumble dryer and fridge freezer. The gas central heating

Cloakroom

A smart two piece suite including corner hand wash basin and low level WC. Partially tiled walls, wall mounted soap dispenser and double glazed obscured window to side elevation complete the space.

Outside

Outside, there is driveway providing parking for several vehicles leading to the detached double garage, which has Annexe accommodation of an open-plan lounge/bedroom with kitchenette and shower room, accessed via a separate door and above the garage, this space would be wonderful for those with older children or more senior relatives living with them. The rear garden is perfect for entertaining guests - a large lawn with shrub/plant borders, generous seating areas and a resistance swimming pool with surrounding patio offering that extra element of luxury.

Council Tax

We understand that the property currently falls within council tax band B, with Ashfield District Council. However, we would recommend any prospective purchasers make their own enquiries with the local authority.

Disclaimer

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Derbyshire Properties have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Derbyshire Properties have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN

