



## Brook Street

, Sutton-In-Ashfield, NG17 1AL

£170,000



Located on Brook Street in Sutton-In-Ashfield, this newly renovated detached bungalow offers a perfect blend of comfort and convenience due to being walking distance into the Town centre. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat.

The bungalow features a well-appointed shower room, ensuring that all your daily needs are met with ease. The property is set within walking distance of the Town centre allowing easy reach of local amenities and transport links.

Whether you are looking to downsize or simply seeking a new beginning, this property presents an excellent opportunity for low maintenance living. Do not miss the chance to make this delightful bungalow your new home.



## Description

This detached bungalow is a great opportunity for convenience and low maintenance living. The property briefly comprises of a kitchen / diner, lounge, two bedrooms, lounge and a shower room.

### Kitchen / Dining Room 13'1" x 12'8" (4.00m x 3.88m)

The property is entered into the kitchen / diner comprises of sage wooden base units, stainless steel sink with centre tap and drainer, four ring electric hob and fan assisted oven with a chimney style chrome extractor above. Cupboard housing the brand new combi boiler, laminate flooring and a storage broom cupboard for all your essential household items.

### Lounge 15'0" x 13'5" (4.58m x 4.09m)

The lounge is located to the rear of the property with carpet, radiator, upvc window and a featured sky light allowing for the natural light to flood within.

### Bedroom One 13'5" x 8'8" (4.10m x 2.66m)

A front facing double bedroom with carpet, radiator and ceiling light.

### Bedroom Two 11'5" x 8'8" (3.50m x 2.66m)

A double bedroom to the rear of the bungalow with carpet, radiator and window.

### Shower Room 7'10" x 5'9" (2.39m x 1.76m)

A modern fully tiled shower room with vanity sink unit, mirror with lights over, wc and walk in double tiled cubicle with pump fed shower, chrome ladder rail and extractor.

## Additional Information

The property has been newly renovated from a commercial unit and currently awaiting the council tax assessment. There is a side gated access for storage of refuse bins.

## 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. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

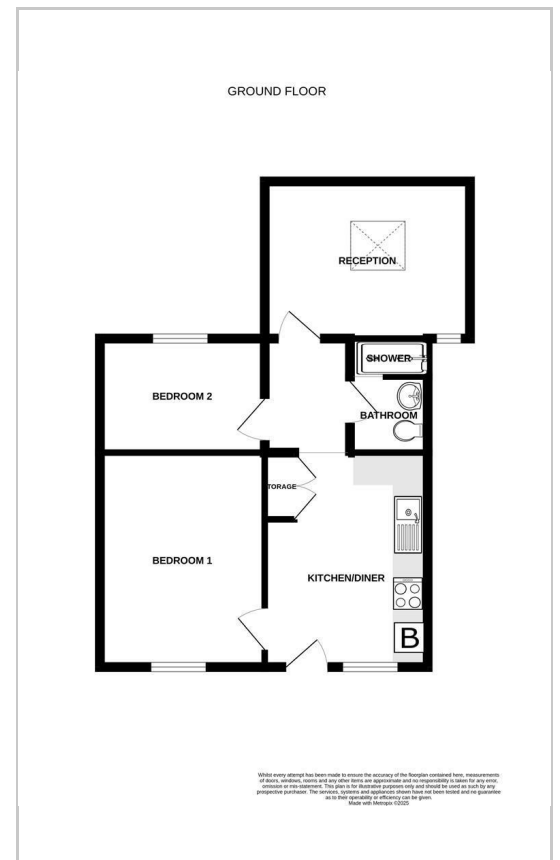
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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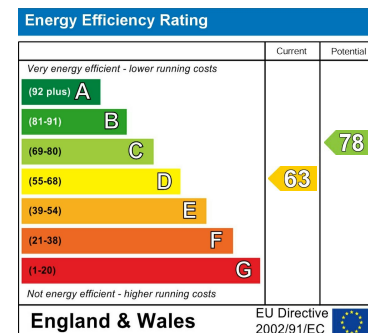
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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