



38 Forest Road, Skegby NG17 3BB

Offers Around £205,000

A lovely large bungalow in a highly convenient, non estate location perfect for those contemplating retirement seeking the advantages of single storey living.

- DINING KITCHEN
- COMFORTABLE LOUNGE
- DELIGHTFUL PRIVATE GARDENS
- GARAGE PLUS CAR PORT

DESCRIPTION AND SITUATION

This particular bungalow is understood to have been built by Searson - a local name in quality home building and enjoys a pleasant, highly convenient location in a non estate setting.

The property provides extremely well proportioned living accommodation complemented by 3 good sized bedrooms. The kitchen is large enough to accommodate a good sized dining table and the shower room has been refurbished with modern fittings.

The property boasts attractive gardens which are well maintained and enjoy an excellent degree of natural privacy. There is a garage plus car port in addition to off street parking.

The property enjoys a level aspect and public transport facilities provide easy access into Sutton in Ashfield town centre with all of their facilities.

We anticipate high demand for this home from those who are contemplating retirement as well as family buyers looking for a property with all of the advantages to be gained from single storey living. An early inspection is warmly recommended.

ACCOMMODATION

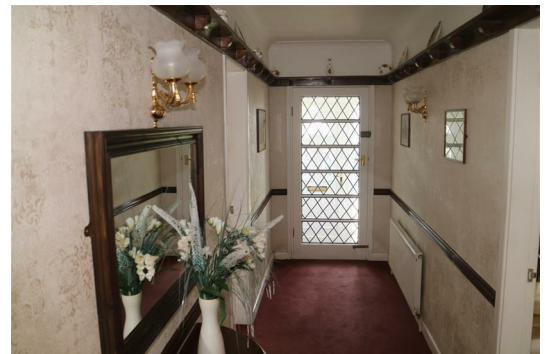
The accommodation with approximate room sizes may be more fully described as follows:

UPVC storm door giving access to:

FULLY ENCLOSED PORCH

RECEPTION HALL

With central heating radiator and plate rack.



LOUNGE 12'7" x 16'3" (3.85 x 4.97)

A well proportioned, comfortable lounge with living flame gas fire set within a decorative surround. Double glazed UPVC Oriel window to the front plus central heating radiator.



DINING KITCHEN 12'11" x 14'2" (3.94 x 4.33)

A large kitchen equipped with oak fronted units including stainless steel one and a half bowl single drainer sink unit, four ring gas hob/oven, space for a good sized dining table. Central heating radiator. Double glazed windows to two elevations plus ceramic floor tiling.

**BEDROOM 11'3" x 11'5" (3.45 x 3.48)**

With double glazed window and central heating radiator.

**BEDROOM 9'11" x 9'11" (3.04 x 3.03)**

With double glazed window and central heating radiator.

**BEDROOM 8'4" x 8'11" overall (2.56 x 2.72 overall)**

A good sized third bedroom with inbuilt wardrobe, double glazed window and central heating radiator.

SHOWER ROOM/WC 6'9" x 9'10" (2.07 x 3.01)

Refurbished with a modern suite comprising a large, walk in shower cubicle with electric shower, wash hand basin, WC. Full height tiling to the walls. Ceramic floor tiling. Double glazed window and central heating radiator.



OUTSIDE

Double wrought iron gates give access to a concrete driveway providing off street parking. The front garden comprises a lawn along With neat flower beds set behind a brick built wall. Further double wrought iron gates give access to the driveway that runs down the left hand flank of the house and provides further off street parking and leads to a car port plus detached garage (3.23 x 5.19) incorporating power and lighting. At the back of the property there is a utility room (1.97 x 1.82) equipped with stainless steel single drainer sink unit, gas boiler and plumbing for washer, central heating radiator and ceramic floor tiling. The rear gardens enjoy an excellent degree of natural privacy. The gardens are extremely well maintained and are relatively manageable. The rear gardens comprise lawns, flower beds, shrubs, two patio areas plus pergola.

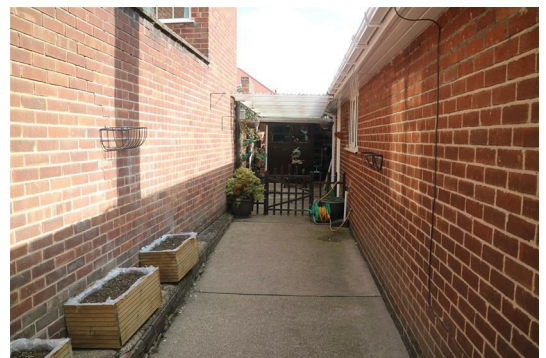
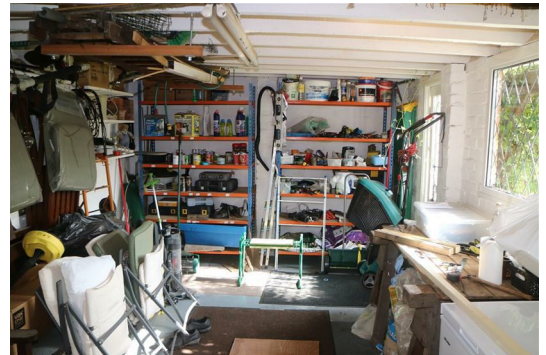
REAR GARDEN



FRONT GARDEN



GARAGE AND DRIVEWAY



TENURE

Freehold. Vacant possession on completion.

VIEWING

Arranged with pleasure via sole selling agents.

Forest Road, Skegby, Sutton-in-Ashfield



DISCLAIMER

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(91-95) A			
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		