



**44 Saville Road, Sutton-in-Ashfield,  
Nottinghamshire, NG17 3AW**

**No Chain £190,000**

Tel: 01623 626990

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Bungalow
- Fully Tiled Shower Room
- Light & Airy Lounge
- Private Low Maintenance Garden
- Extremely Popular Location
- Two Double Bedrooms
- Tasteful Fully Fitted Kitchen Diner
- Large Drive & 24ft Garage
- No Upward Chain
- Viewing Essential

We have the pleasure in offering to the market this two double bedroom detached bungalow situated in a particularly peaceful setting of other individual privately owned bungalows on the highly regarded Saville Road in Skegby. The property is within walking distance to both excellent bus routes and handy local amenities.

The accommodation comprises an open an spacious dual aspect kitchen diner, well-proportioned lounge, shower room with double width shower enclosure and two double bedrooms. The property has an alarm system, UPVC double glazing and gas central heating.

Externally there is an initial neat and well-maintained frontage which is majority low maintenance having gravelled front garden with planters. Adjacent to the property there is a deceptively large driveway providing off road parking for numerous cars leading onto a gated section of further driveway covered by a car port which continues to a large 24ft garage. To the rear of the property there is again a well-proportioned and manageable extremely private low maintenance garden which is combined with patio sitting areas and raised brick built planters. There is also fenced boundaries all sides which just make this space perfectly secure.

Overall this is a lovely property ideally suited to those looking to downsize to low maintenance single storey living in a popular area. The property is offered to the market with the advantage of no upward chain and viewings can be arranged by appointment with the selling agent.

AN OBSCURE DOUBLE GLAZED SIDE ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

### **KITCHEN DINER**

12'8" x 10'4" (3.86m x 3.15m)

An alteration to the original internal layout has created a generously proportioned kitchen diner with a range of wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and mixer tap. Integrated oven, four ring hob, space for fridge/fridge, freezer and plumbing for a washing machine. There is also a radiator, ceiling light point and double glazed windows to the front and side elevations.

### **LOUNGE**

16'8" x 10'3" (5.08m x 3.12m)

A well proportioned bow fronted lounge having a feature fireplace with inset electric fire. There is also a radiator, ceiling light point, two wall light points and a double glazed window to the front elevation.

### **BEDROOM 1**

11'11" x 8'6" (3.63m x 2.59m)

A double bedroom having a range of fitted wardrobes with hanging rails and shelving. There is also a radiator, ceiling light point and a double glazed window to the rear elevation.

### **BEDROOM 2**

10'5" x 8'11" (3.18m x 2.72m)

A second spacious bedroom with a radiator, ceiling light point and a double glazed French doors providing access to the rear elevation.

### **SHOWER ROOM**

7'2" x 6'7" (2.18m x 2.01m)

With three piece suite comprising a double walk in shower with wall mounted shower, pedestal wash hand basin with traditional taps and a low flush WC. There is also a radiator, ceiling light point and an obscure double glazed window to the side elevation.

### **OUTSIDE**

Externally there is an initial neat and well-maintained frontage which is majority low maintenance having gravelled front garden with planters. Adjacent to the property there is a deceptively large driveway providing off road parking for numerous cars leading onto a gated section of further driveway covered by a car port which continues to a large 24ft garage. To the rear of the property there is again a well-proportioned and manageable extremely private low maintenance garden which is combined with patio sitting areas and raised brick built planters. There is also fenced boundaries all sides which just make this space perfectly secure.

### **GARAGE**

24'5" x 9'5" (7.44m x 2.87m)

With up and over door and a convenience door to the side elevation.

### **EXTERNAL STORE ROOM**

8'9" x 4'2" (2.67m x 1.27m)

With a solid and secure UPVC door.

### **VIEWING INFORMATION**

Strictly by appointment with the selling agents. For out of office hours please call Ben Pycroft, Branch Valuer at Richard Watkinson and Partners on zero seven nine six eight eight seven five zero four zero.

### **SERVICES DETAILS**

All mains services are connected.

### **TENURE DETAILS**

The property is freehold with vacant possession upon completion.

### **MORTGAGE ADVICE**

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

**FIXTURES & FITTINGS**

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.



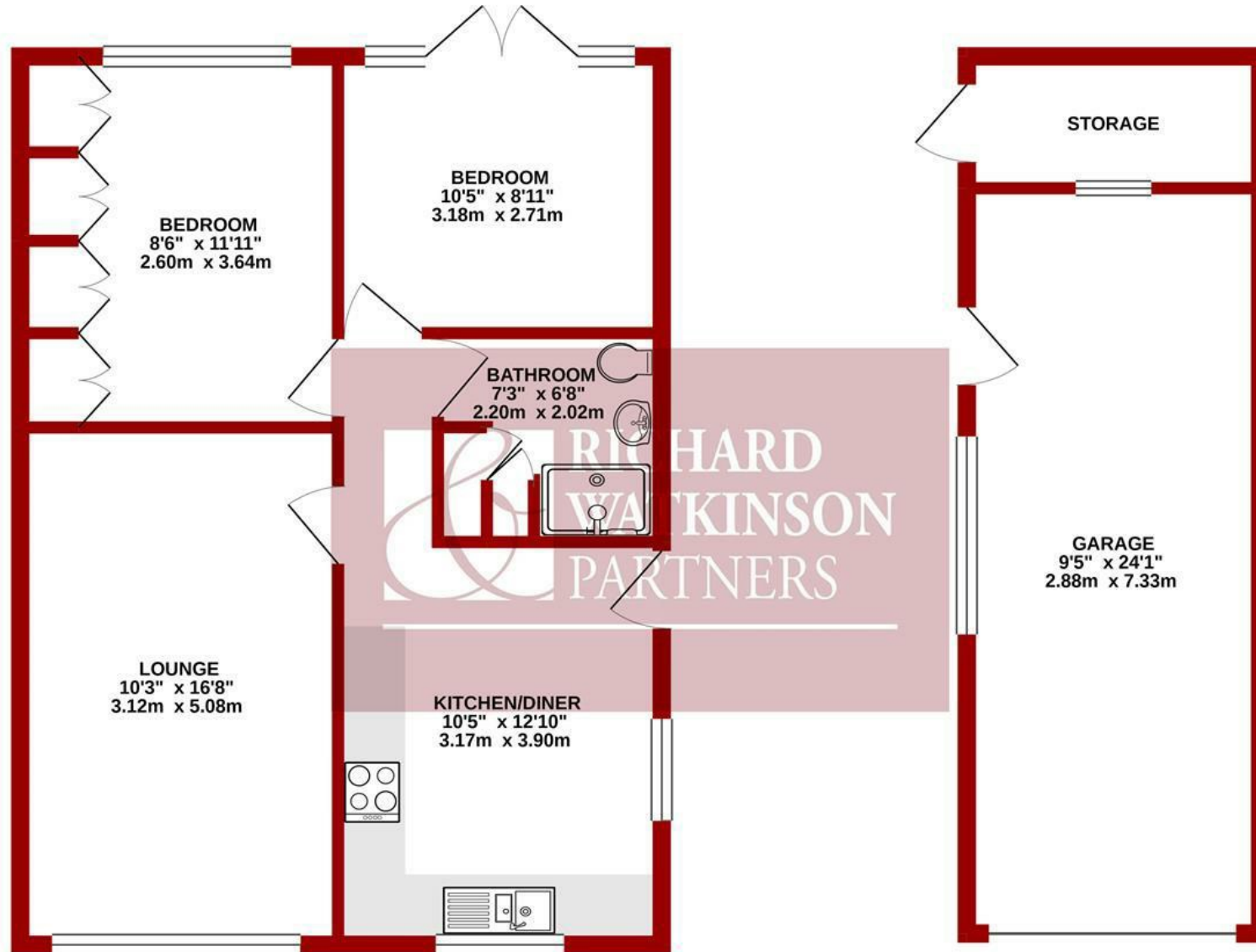






FLOORPLAN  
603 sq.ft. (56.0 sq.m.) approx.

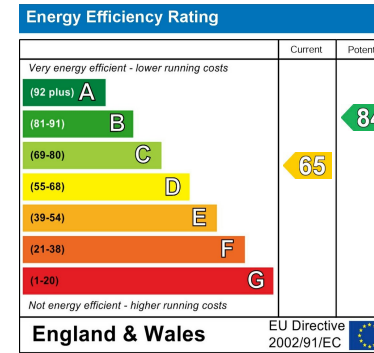
GARAGE  
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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