



£175,000 Freehold

43 BONSER GARDENS | SUTTON-IN-ASHFIELD | NG17 1DT

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ESTATE AGENTS

BRIMMING WITH POTENTIAL!..Situated in the popular and established area of Bonser Gardens, Sutton-in-Ashfield, this three-bedroom semi-detached home offers an exciting opportunity for buyers looking to create their ideal living space. While the property would benefit from some modernisation, it is rich in potential and perfectly suited to those seeking a home they can truly make their own.

The ground floor features a welcoming living room with an attractive feature fireplace, providing a cosy focal point for both relaxing evenings and entertaining guests. The kitchen, although in need of updating, offers a blank canvas with plenty of scope to design a contemporary and practical space tailored to your lifestyle. A functional family bathroom completes the accommodation.

To the first floor are three generously sized bedrooms, making the property ideal for families, first-time buyers, or anyone requiring additional space for home working or guests.

Externally, the property benefits from ample off-street parking for up to three vehicles, offering excellent convenience. The outdoor space provides further potential for landscaping or creating a private garden retreat, perfect for outdoor dining and leisure.

Located within a desirable residential area and offering spacious accommodation throughout, this property represents a fantastic opportunity for buyers looking to add value and settle in Sutton-in-Ashfield.





## Hall Way

Giving access to;

### Living Room 12'4" x 15'8"

Having a window to rear elevation, feature focal fireplace housing an electric fire, and central heating radiator.

### Kitchen 10'7" x 11'1"

Complete with fitted cabinetry with work surface over, inset sink with mixer tap, space for free standing oven, space and plumbing for washing machine, central heating radiator, window to rear elevation and door leading outside.

### Bathroom 7'1" x 7'1"

Complete with a three piece suite comprising of a panelled bath, low flush wc and a hand wash basin. This room benefits

from full wall tiling, central heating radiator and window to front elevation.

### First Floor Landing

Having a built in storage cupboard and giving access to;

### Bedroom One 12'3" x 12'5"

Having a window to rear elevation, carpet flooring and central heating radiator.

### Bedroom Two 10'6" x 11'1"

Having a window to rear elevation, carpet flooring and central heating radiator.

### Bedroom Three 10'6" x 7'1"

Having a window to front elevation, carpet flooring and central heating radiator.

### Garage 12'1" x 17'10"

Providing secure parking or additional storage.



## Outside

To the front of the property there is a fenced garden with a well maintained lawn and pathway leading to the front door. To the rear there is a driveway providing off street parking and access to the garage. The garden is a great size and is mostly laid to lawn perfect for making your own.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-81) B		
(69-80) C	73	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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