



Guide Price £200,000 Freehold

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

**BuckleyBrown**  
ESTATE AGENTS

\*\*\*GUIDE PRICE £200,000 TO £210,000\*\*\*

**STYLE, COMFORT & SPACE - ALL IN ONE HOME.** Located on Bonser Gardens, Sutton-In-Ashfield, this delightful house offers a perfect blend of comfort and convenience. The location is ideal for families and professionals alike, with easy access to local amenities, schools, and transport links, ensuring that everything you need is just a stone's throw away.

Upon entering the property, you are greeted by a spacious and inviting ground floor. The open-plan living area is bathed in natural light, creating a warm and welcoming atmosphere - complete with french doors opening onto the rear elevation. The modern kitchen is well-equipped, providing ample space for culinary adventures, while external door gives easy access to the side of the property. Finally the ground floor hosts a modern three piece bathroom suite.

Venturing upstairs, you will find three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. All rooms offer a wonderful blank canvas to make your own.

Outside, the property benefits from a well-maintained garden, perfect for enjoying the fresh air or hosting summer barbecues. The outdoor space is both private and secure, making it an excellent area for children to play or for you to unwind after a long day. With off-street parking available, this lovely home truly has everything you need for modern living.

Call our team today to arrange your viewing!





#### Hall

With leading access into;

#### Living Room 12'5" x 18'6"

Cosy reception room with laminate flooring, central heating radiator, log burner fireplace and french doors opening onto the rear garden.

#### Kitchen 10'5" x 11'10"

Complete with a range of matching wall and base gloss cabinets, inset sink with drainer, integrated appliances and decorative splashback. Fitted with a window to the rear along with an external door to the side elevation.

#### Shower Room 6'10" x 6'7"

Modern three piece suite comprising of a hand wash basin, low flush WC and a walk in shower.

#### Landing

Window to the front and leading access into;

#### Bedroom One 12'5" x 12'6"

Central heating radiator and a window to the rear elevation.

#### Bedroom Two 10'4" x 11'1"

Central heating radiator, built in wardrobes and a window to the rear elevation.

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

Central heating radiator and a window to the front elevation.

#### Shed 9'2" x 15'4"

Bright and airy space offering a versatile space to utilise to your own desire.

#### Outside

Low maintenance frontage with a private driveway and steps leading up to the front of the property. The rear elevation boasts an enclosed lawn and concrete area with fence surround.





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. Specially no guarantee should not be relied on as a 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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**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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	77
(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	

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