



Wrightson Close, Sutton In Ashfield, Notts, NG17 4LT

Offers in the region of £160,000

This dormer bungalow occupies a lovely position adjacent to Sutton Lawn in a pleasant, mature, non estate setting and provides ideal accommodation for the younger family or those contemplating retirement.

- Extended kitchen
- Conservatory
- Garage

DESCRIPTION AND SITUATION

The sale of this attractive, dormer bungalow will be of immediate interest to either the growing family seeking four bedroomed accommodation or those discerning home owners who are contemplating retirement and are looking for a property which is big enough to accommodate visiting friends and relations.

The property has been extended at the rear and offers flexible accommodation; there is a large kitchen plus conservatory that is centrally heated providing useful additional room space that can be used all year round. The lounge is positioned to the front of the bungalow overlooking the gardens and there is a dining room which is equally suitable for use as a bedroom if preferred. The main bathroom is located on the ground floor and at first floor level there are two bedrooms plus a shower room/w.c.

The property stands on a level plot with deep forecourt that enhances natural privacy. A long driveway provides ample off street parking for several vehicles in addition to the detached garage at the rear.

Wrightson Close is a very pleasant, small development of bungalows literally on the edge of Sutton Lawn and pleasure gardens. The roadway through Sutton Lawn provides rapid access into the town centre with all of its facilities.

The property is now vacant. As such, early possession is readily available as there will be no "upward chain". We have no hesitation in recommending an early inspection since the property is offered at a keen and realistic price in today's market.

ACCOMMODATION

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

upvc patio door leading to:

CONSERVATORY 16'1" X 7'1" (4.91 X 2.16)

With ceramic tiled floor, central heating radiator and double glazed windows.



EXTENDED DINING KITCHEN 19'5" X 9'1" (5.92 X 2.77)

Equipped with modern base and wall mounted storage cupboards including a one and a half bowl single drainer sink unit, four ring gas hob/oven. Fitted breakfast bar. Plumbing for washer. Double glazed windows to two elevations. Ceramic tiling to the floor. Central heating radiator.



INNER HALL

LOUNGE 11'6" X 17'5" plus bay (3.5 X 5.3 plus bay)

Electric fire set within a decorative surround. Double glazed upvc window overlooking the front garden. Central heating radiator. Staircase leading to the first floor accommodation.



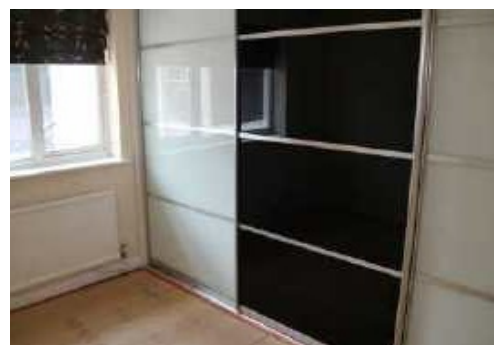
BEDROOM/DINING ROOM 8'11" X 11'5" (2.71 X 3.49)

With double glazed window and central heating radiator.



BEDROOM 8'10" X 11'5" (2.7 X 3.49)

With fitted modern wardrobes, double glazed window and central heating radiator.



BATHROOM/W.C 6'1" X 8'0" (1.85 X 2.44)

Equipped with a modern suite in White comprising a bath, wash hand basin, w.c. Ceramic tiling to the floor plus full height tiling to the walls. Chrome radiator. Double glazed window.



FIRST FLOOR

LANDING

SHOWER ROOM/W.C 5'4" X 4'0" (1.62 X 1.23)

With tiled cubicle having electric shower, wash hand basin, w.c and full height tiling to the walls.



BEDROOM 14'3" X 10'0" (4.35 X 3.04)

Double glazed window. Velux roof light. Fitted modern wardrobe and central heating radiator.

BEDROOM 8'6" X 7'9" (2.6 X 2.36)

With fitted modern wardrobe, double glazed window and central heating radiator.

OUTSIDE

There is a much deeper than average forecourt which enhances natural privacy. The front gardens are laid to lawn along with flower beds behind a brick built wall. There is gated access to a deep concrete driveway that provides ample off street parking for several vehicles. To the left hand side of the bungalow there is gated access to a further driveway which is of a good width and this leads to a detached brick/tiled garage (2.6 X 5.81) with up and over door plus gantry. The rear gardens enjoy a good degree of natural privacy and comprise of patio along with lawn area surrounded by close boarded fencing.



TENURE

Freehold. Vacant possession on completion.

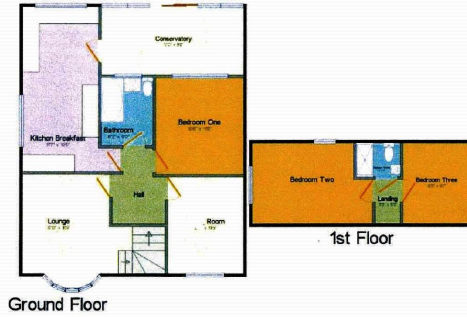
VIEWING

Arranged with pleasure by the Sole Selling Agents.



FLOOR PLANS

Page 1 of 1



Energy Performance Certificate

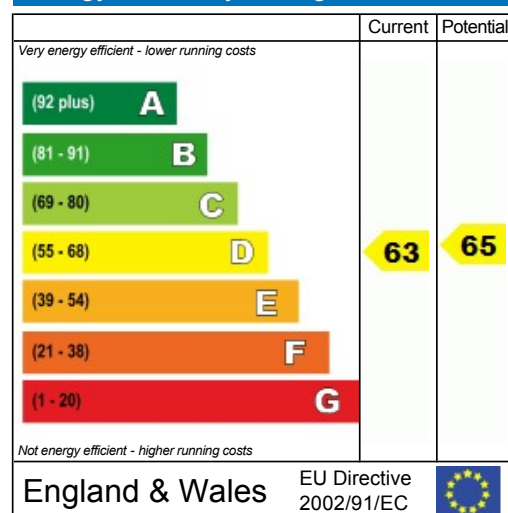


2, Wrightson Close
SUTTON-IN-ASHFIELD
NG17 4LT

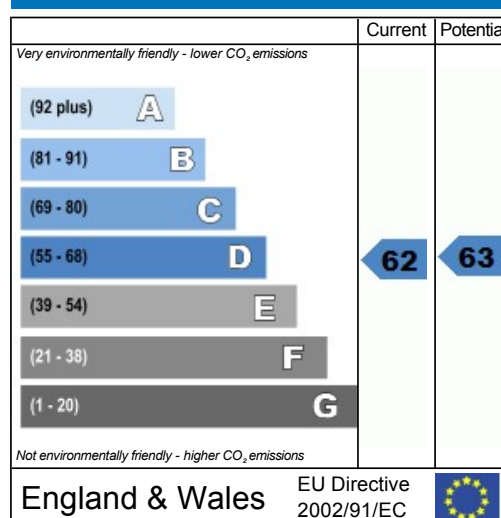
Dwelling type: Detached bungalow
Date of assessment: 29-Jul-2010
Date of certificate: 29-Jul-2010
Reference number: 8810-6423-7850-2871-2926
Type of assessment: RdSAP, existing dwelling
Total floor area: 89 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO₂) Rating

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	259 kWh/m ² per year	251 kWh/m ² per year
Carbon dioxide emissions	3.8 tonnes per year	3.7 tonnes per year
Lighting	£92 per year	£47 per year
Heating	£636 per year	£646 per year
Hot water	£102 per year	£102 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.