



## 44 Fern Street, Sutton-In-Ashfield

£165,000 - £175,000 Freehold

SEMI DETACHED BUNGALOW • MODERN DECORATION THROUGHOUT • TWO BEDROOMS • STYLISH KITCHEN & SHOWER ROOM • SHARED DRIVEWAY & GARAGE PLUS SUMMER HOUSE • EPC RATING: C



41 Albert Street, Mansfield, NG18 6AN  
Sales: 01623 627 247  
email:enquiries@johnsankey.com

**John Sankey**







## How To Find The Property

Leave Mansfield via Sutton road continuing straight ahead at the lights at B&Q towards Sutton. At the lights by kwik fit stay right continuing on B6023. at the next set of lights turn right into Stoneyford road, then take the fifth left onto Fern Street where the property is located at the top of the cul-de-sac clearly marked by one of our signboards.

## Entrance Hall

Accessed via a door to the side of the property leading from the driveway, the entrance hall offers a welcoming space with a central heating radiator and provides access to all rooms within the bungalow.

## Lounge

16' 7" x 12' 1" (5.05m x 3.68m)

A light and airy lounge featuring a modern electric fire as a central focal point. A UPVC double glazed window to the front aspect allows ample natural light to flow through, while the neutral décor creates a comfortable and stylish space to relax. The room is complete with a central heating radiator, TV point, and power points.

## Kitchen

10' 5" x 8' 0" (3.18m x 2.44m)

This modern kitchen is fitted with an array of wall and base units, featuring under-cabinet lighting for added ambiance. The work surface houses a one-and-a-half bowl sink with a mixer tap, alongside a four-ring electric hob with an oven beneath and an extractor above. Integrated appliances include a fridge freezer, and there is also space and plumbing for a washing machine. A UPVC double glazed window to the front aspect allows natural light, and a central heating radiator completes the space.

## Bedroom No 1

Dimensions: 3.94m x 3.05m into wardrobe (12'11 x 10'0 into fitted wardrobe) A generous double bedroom with fitted wardrobes spanning one wall, offering excellent storage. The UPVC double glazed window overlooks the rear garden, creating a peaceful view. The room is complete with a central heating radiator and power points.

## Bedroom No 2

A versatile and spacious room with UPVC double glazed sliding doors that lead directly out to the rear garden. This room, which could serve as a guest room or an additional living space, features a central heating radiator and power points.

## Shower Room

The shower room comprises a contemporary three-piece suite with a low flush WC, a pedestal sink with a mixer tap, and a mains-fed shower cubicle, complemented by wet wall boarding for easy maintenance. A heated towel rail adds a touch of luxury, and there is a UPVC double glazed window to the side aspect, allowing ventilation and natural light.



### Outside

The front of the property offers a lawned garden, as well as a shared driveway which opens to provide off-road parking for one vehicle. There is also access to both the garage and the rear garden from this area. The rear garden is designed for relaxation and entertainment, featuring a lawn, patio, and a summer house, which is included in the sale.

### Summer House

13' 2" x 9' 2" (4.01m x 2.79m)

The summer house provides a versatile space with UPVC double glazed French doors, power, lighting, and carpet, ideal for use as a home office, a bar area, or a dedicated gaming space for teenagers.

### Garage

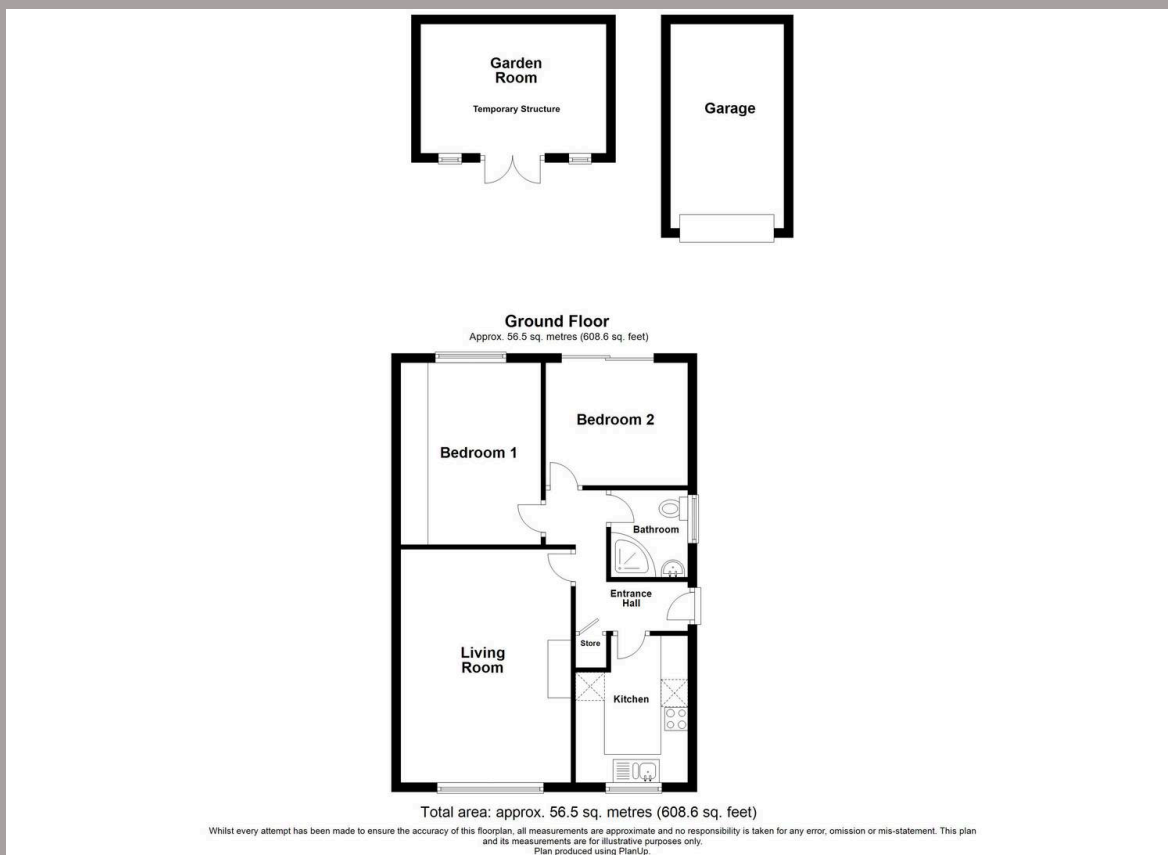
The garage includes an up-and-over door from the driveway, as well as power and lighting, offering practical storage or workspace options.

### Additional Information

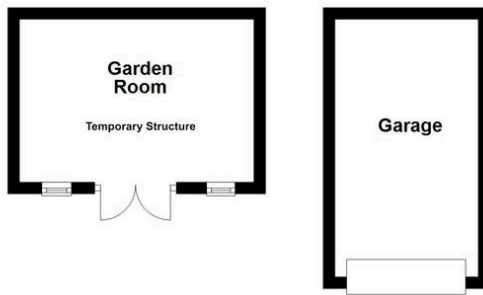
Tenure: Freehold

Council Tax Band: A

Mobile/Broadband Coverage Checker visit: [www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.

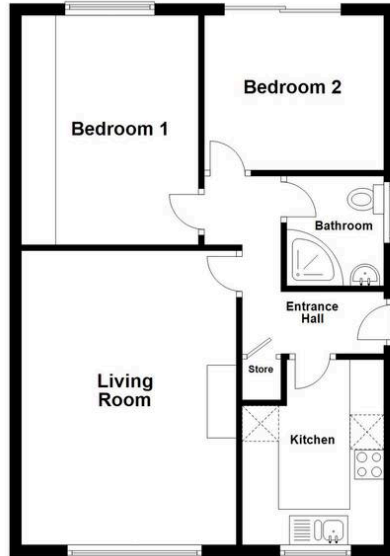






**Ground Floor**

Approx. 56.5 sq. metres (608.6 sq. feet)



Total area: approx. 56.5 sq. metres (608.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only.  
Plan produced using PlanUp.

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