



**34 Sotheby Avenue, Sutton-In-Ashfield, NG17 5JX**

Guide Price **£210,000**

**DavidJames**  
the estate agent





## 34 Sotheby Avenue

Sutton-In-Ashfield, Sutton-In-Ashfield

Traditional 3-bed semi-detached house in sought-after location. Features stylish entrance hall, spacious rooms, off-road parking, and serene rear garden. Ideal for families or professionals.

Council Tax band: B

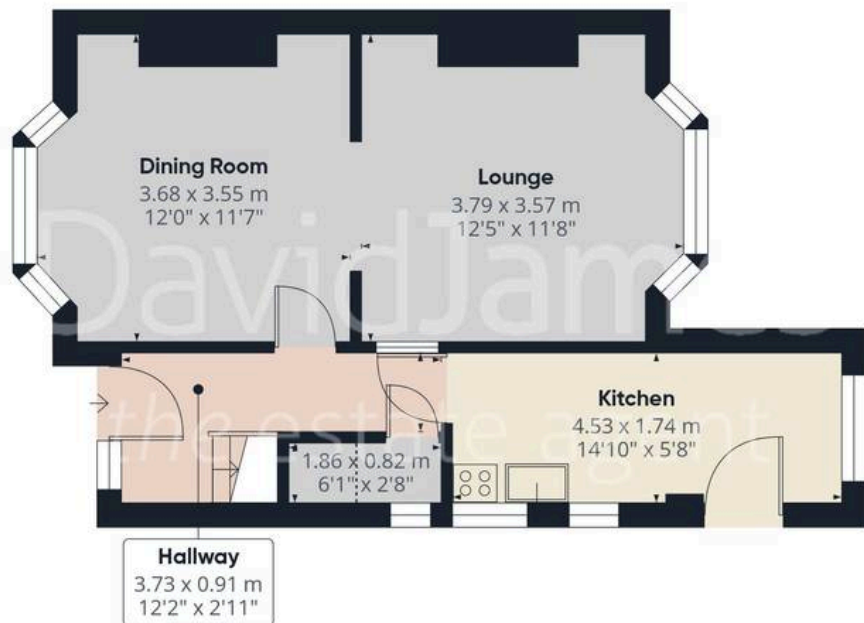
Tenure: Freehold

- Traditional style semi-detached house sold with no upward chain
- Three bedrooms, bedrooms one and two with fitted wardrobes
- Entrance hall with tiled flooring and original stained glass leadwork to the front door and surrounding windows
- Dining room with bay window to the front elevation
- Kitchen with white units and tiled flooring
- First floor part-tiled bathroom/Wc with white suite and shower fed by mixer taps
- Combination gas central heating, UPVC double glazing
- Freshly decorated throughout with new carpets
- Tandem driveway and detached garage provide ample off road parking
- Lawned tree-lined rear garden which backs onto John Whetton Park









**Floor 0** Building 1



**Floor 1** Building 1



**Floor 0** Building 2



**Approximate total area<sup>(1)</sup>**

89.7 m<sup>2</sup>  
965 ft<sup>2</sup>

**Reduced headroom**

0.6 m<sup>2</sup>  
7 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





## David James Estate Agents

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