



73 Stoneyford Road, Sutton-In-Ashfield, NG17 2DL

Guide Price **£185,000**

DavidJames
the estate agent



73 Stoneyford Road

Sutton-In-Ashfield, Sutton-In-Ashfield

Spacious detached home with 3 double bedrooms, bay windowed lounge, dining room, good sized dining kitchen, wet room/WC, first-floor shower room/WC. Off-road parking, large lawned rear garden.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating:

- Structurally detached home sold with no upward chain which requires cosmetic modernisation
- Three double bedrooms
- Lounge with bay window, separate dining room
- Good sized dining kitchen
- Fully tiled ground floor wet room/Wc with tiled flooring and electric shower
- First floor shower room/Wc with electric shower
- UPVC double glazing, electric panel heating
- Set on a large plot with a good sized lawned rear garden
- Driveway provides off road parking
- Convenient location situated close to a well-regarded school







Floor 0

Approximate total area⁽¹⁾

107.4 m²

1156 ft²



Floor 1

(1) Excluding balconies and terraces

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

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David James Estate Agents

43 Forest Street, Sutton-in-Ashfield - NG17 1DA

01623 554084 • sutton@david-james.com • www.david-james.com