



29 Riley Avenue, Sutton-In-Ashfield, NG17 2ES

Guide Price **£265,000**

DavidJames
the estate agent



29 Riley Avenue

Sutton-In-Ashfield, Sutton-In-Ashfield

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Well presented detached family home
- Three bedrooms, including two good sized double bedrooms
- UPVC entrance porch and entrance hall with laminate flooring and cloaks cupboard
- Good sized lounge/dining room with feature electric controlled fire, bow window to the front elevation and French doors to the rear garden
- Extended kitchen with grey high gloss handleless units and integrated double oven and hob, rear porch/utility space
- Stylish fully tiled first floor bathroom/Wc with white suite, washbasin set to a vanity unit and separate shower cubicle with mains-fed shower
- Combination gas central heating, UPVC double glazing
- Block paved double width driveway provides off road parking, garage
- Attractive well maintained garden having a patio area with awning, lawned area, vegetable patch, borders and potting shed with power and lighting
- Popular location close to schools and amenities









Floor 0

Approximate total area⁽¹⁾

108.6 m²

1169 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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