



**11 Keats Avenue, Sutton-In-Ashfield, NG17 2GH**

Guide Price **£320,000**

**DavidJames**  
the estate agent





## 11 Keats Avenue

Sutton-In-Ashfield, Sutton-In-Ashfield

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

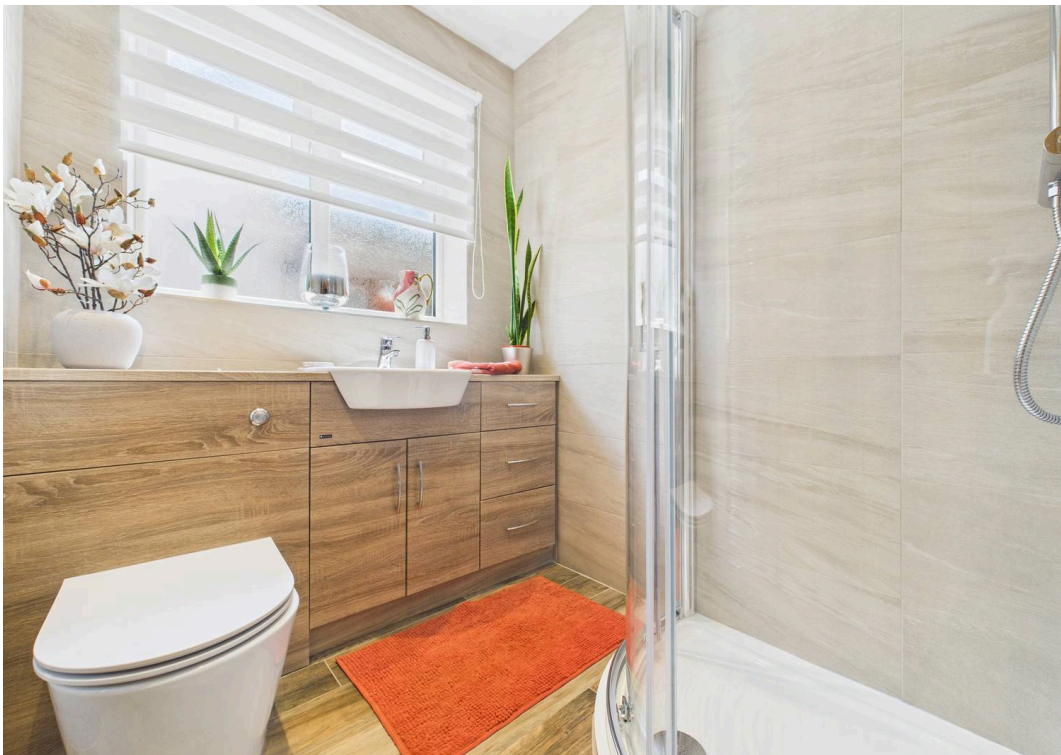
- Extended and exceptionally well presented detached bungalow
- Three bedrooms, principal bedroom with en-suite bathroom/Wc with white suite
- L-shaped entrance hall with glazed double doors to the living areas
- Impressive lounge with French doors to the rear garden and a vaulted ceiling with skylight windows
- Open plan living space with adjoining dining room and kitchen
- Stylish kitchen with cream gloss units and integrated double oven, hob, extractor, dishwasher and washing machine
- Modern fully tiled shower room/Wc with corner shower cubicle and mains pressure shower
- Combination gas central heating, UPVC double glazing
- Enclosed private rear garden with an Indian sandstone patio and established borders
- Block paved driveway provides off road parking for three vehicles, garage with electric roller door



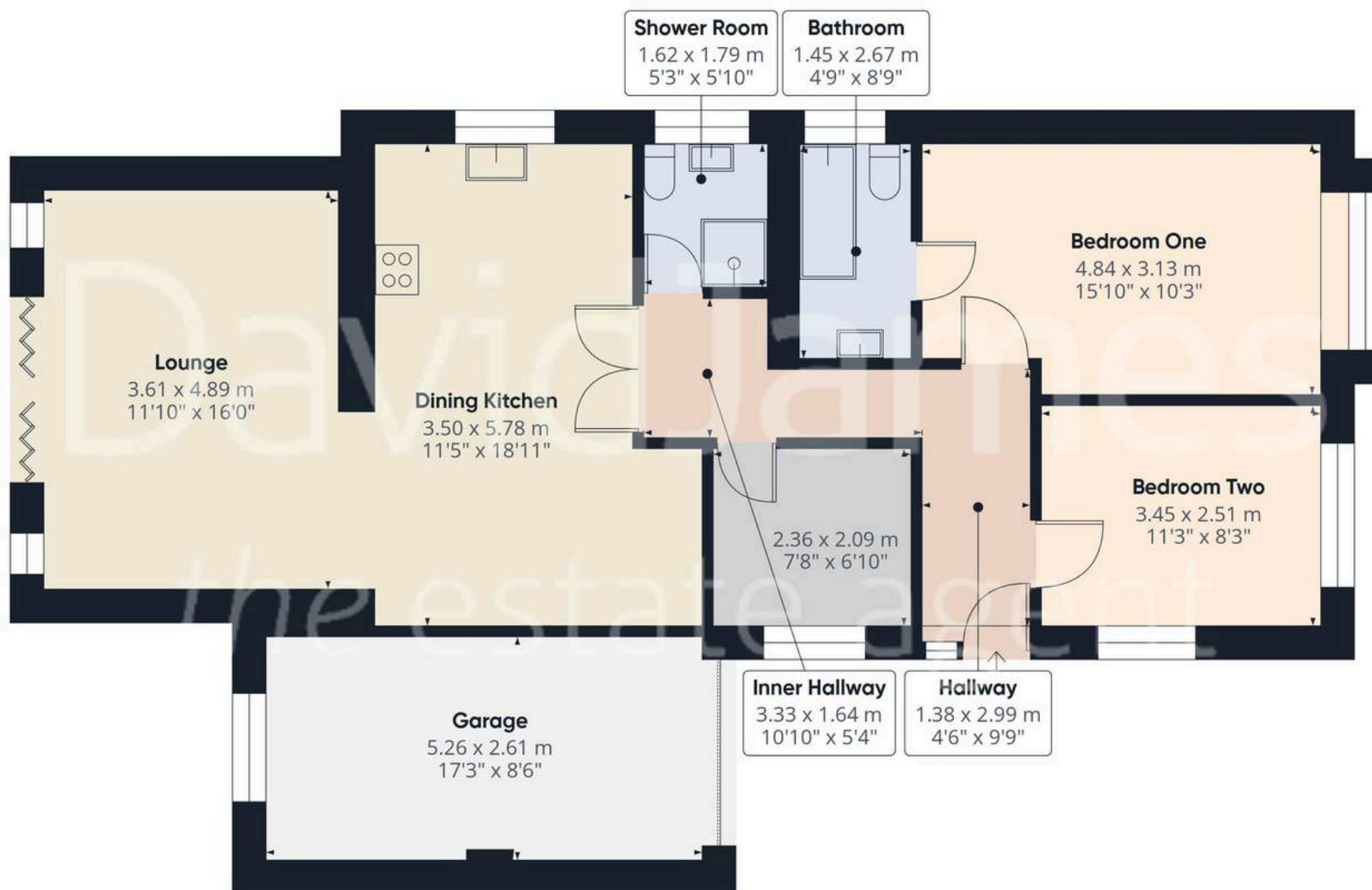












Approximate total area<sup>(1)</sup>

97 m<sup>2</sup>

1044 ft<sup>2</sup>

(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.

GIRAFFE360





## David James Estate Agents

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