



38 Unwin Road, Sutton-In-Ashfield, NG17 4HN

Guide Price **£310,000**





38 Unwin Road

Sutton-In-Ashfield

Council Tax band: D. Tenure: Freehold

EPC Energy Efficiency Rating: B

- Spacious, well presented and modern detached family home situated at the entrance to a small cul-de-sac adjacent to Unwin Road
- Four bedrooms, principal bedroom with dressing room and en-suite shower room/Wc
- Set on a larger than average plot with both rear and lawned side garden, offering potential to extend to the side elevation (subject to usual planning permission)
- Entrance hall with adjoining ground floor Wc, both with tiled flooring
- Lounge with storage cupboard and tiled flooring, UPVC double glazed conservatory with solid roof, tiled flooring and French doors to the rear garden
- Dining kitchen with grey gloss finish units, under-cupboard lighting, tiled flooring and integrated oven, hob, extractor, dishwasher, fridge/freezer and washing machine
- First floor fully tiled bathroom/Wc with white suite and mains-fed shower
- Gas central heating, UPVC double glazing, alarm system, CCTV system
- Three block paved driveways provides ample off road parking for numerous vehicles, which could be extended further to the side elevation if required, garage with rear pedestrian access door
- Pleasant lawned rear garden with patio and tall stone wall to the side elevation providing both security and sound protection from





this
kitchen
is for
dancing

THE
KITCHENS

12:46

B

1000







Floor 0

Approximate total area⁽¹⁾

124.5 m²

1340 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.

GIRAFFE360



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