



**21 Whilton Close, Sutton-In-Ashfield - NG17 3BF**

Guide Price **£155,000**





## 21 Whilton Close

Sutton-In-Ashfield

Well-presented two bedroom end townhouse with modern kitchen and shower room, conservatory, low maintenance garden, off-road parking, divided garage, and no upward chain. Sought-after location.

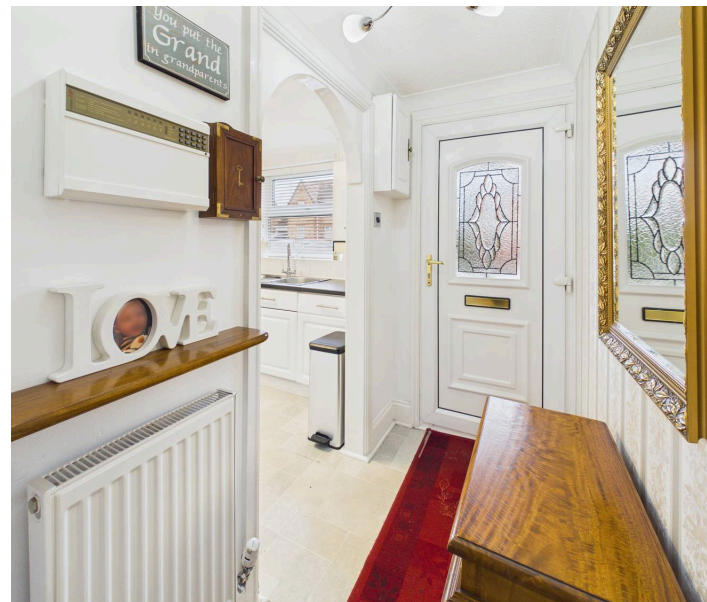
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

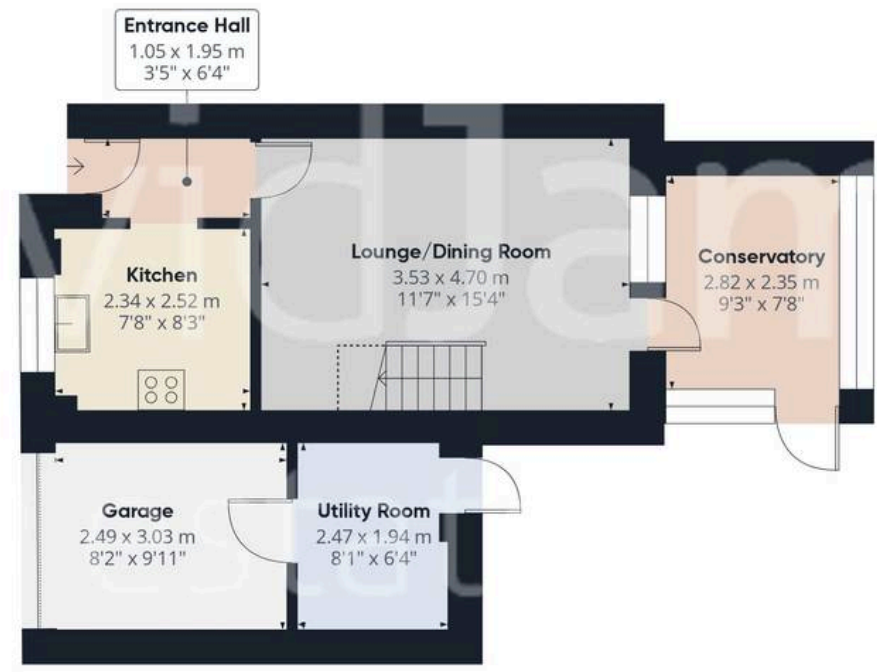
EPC Environmental Impact Rating:

- End townhouse set on a larger than average plot being sold with no upward chain
- Two bedrooms, bedroom one with built-in wardrobes
- Entrance hall with tiled finish flooring
- Lounge/Dining Room with open plan staircase leading to the first floor
- Kitchen with a range of white gloss panelled units and integrated oven and hob
- UPVC double glazed conservatory with tiled finish flooring and part glazed door leading to the rear garden
- Modern, fully tiled first floor shower room/Wc with walk-in shower cubicle with mains-fed shower
- Combination gas central heating, UPVC double glazing
- Low maintenance rear garden with patio area and slate gravelled bed
- Block paved driveway provides off road parking with potential for further parking space to the artificial lawned area
- Garage currently separated into two parts with

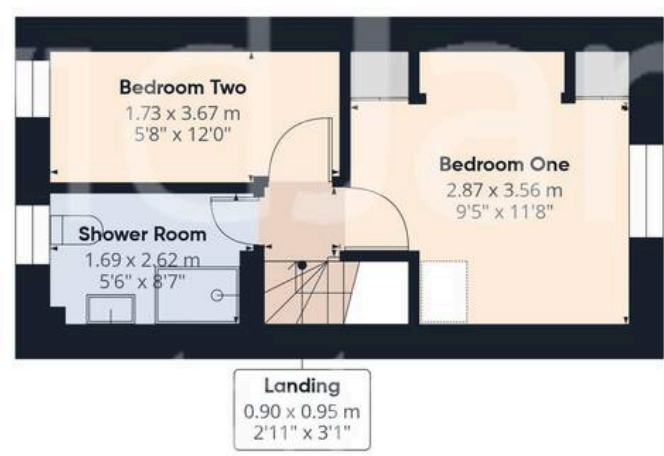








Floor 0



Floor 1



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

66.3 m<sup>2</sup>

714 ft<sup>2</sup>

**Reduced headroom**

1.1 m<sup>2</sup>

12 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

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

01623 554084 • [sutton@david-james.com](mailto:sutton@david-james.com) • [www.david-james.com](http://www.david-james.com)

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