



46 Ashleigh Avenue, Sutton-In-Ashfield - NG17 2ST

Guide Price **£220,000**





46 Ashleigh Avenue

Sutton-In-Ashfield

Well-presented three-storey townhouse within easy reach of Sutton's amenities, schools and transport links! Four beds, spacious lounge and dining kitchen plus a superb garden, drive and garage!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

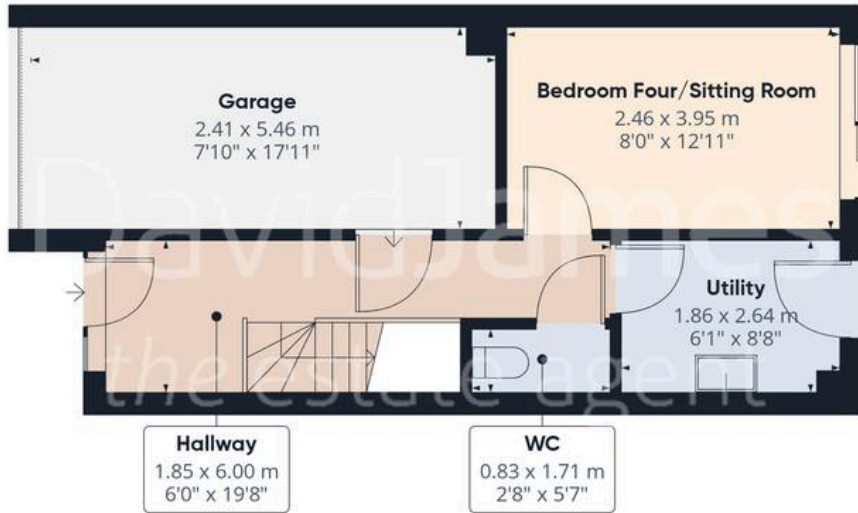
EPC Environmental Impact Rating: C

- Modern and well-presented three-storey townhouse
- Cul-de-sac location within easy reach of Sutton-in-Ashfield's excellent nearby amenities, schools and transport links
- Bright and spacious lounge with a feature electric fire
- Superb open-plan dining kitchen with a Juliet balcony and integrated cooking appliances
- Convenient ground floor utility room and cloakroom/WC
- Four versatile bedrooms (including a flexible ground floor bed four/reception room)
- Three-piece family bathroom and a further primary bedroom en-suite shower room
- Established and enclosed garden with lawn, mature planting and a feature covered patio seating area
- Driveway providing off-street parking
- Garage with power, lighting and electric remote door provides further vehicle space or storage





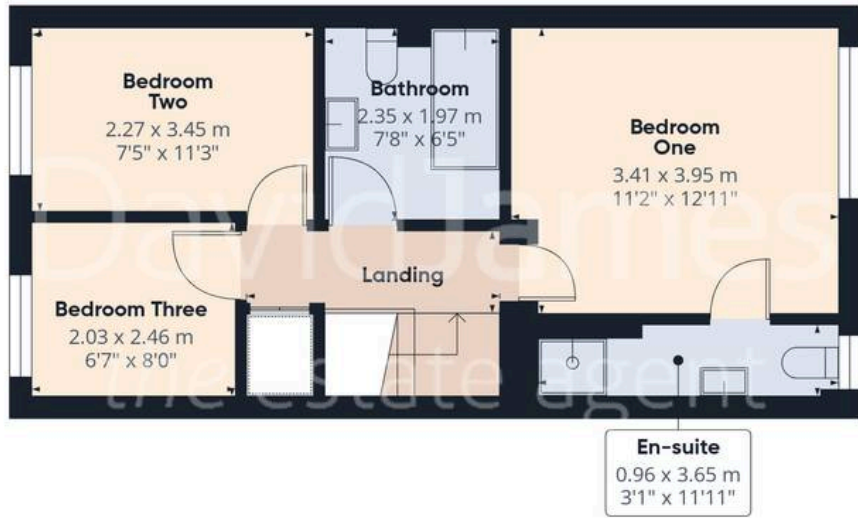




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

114.3 m²

1231 ft²

(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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