



**26 Saville Road, Sutton-In-Ashfield, NG17 3DF**

Guide Price **£325,000**





## 26 Saville Road

Sutton-In-Ashfield, Sutton-In-Ashfield

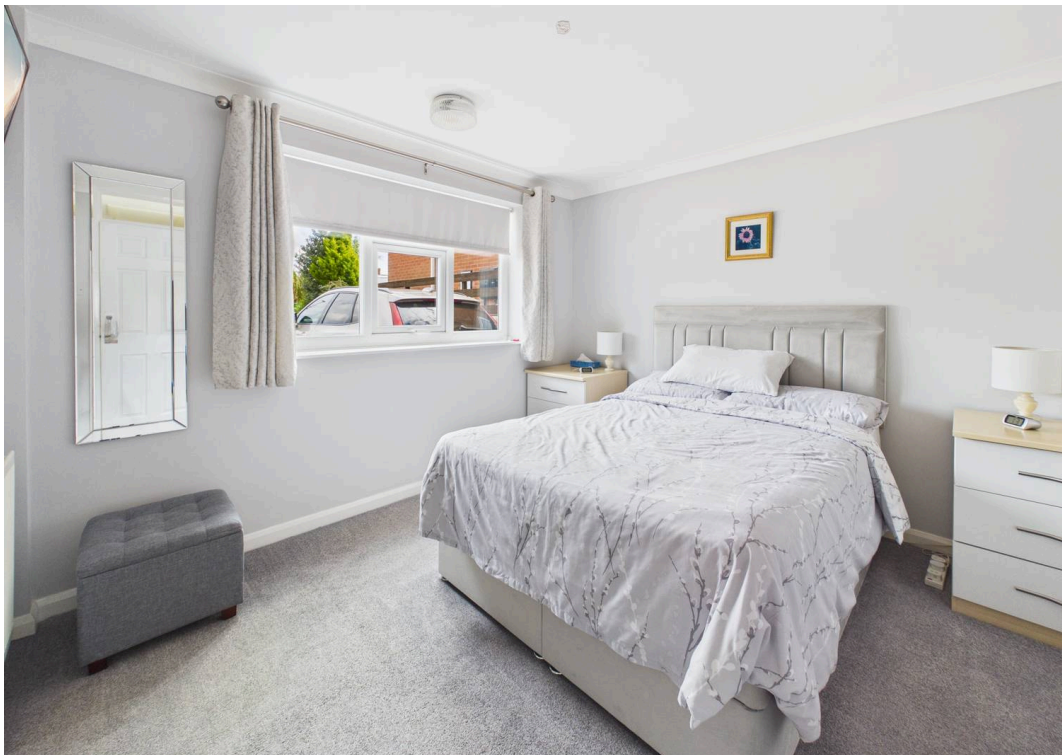
Council Tax band: C

Tenure: Freehold

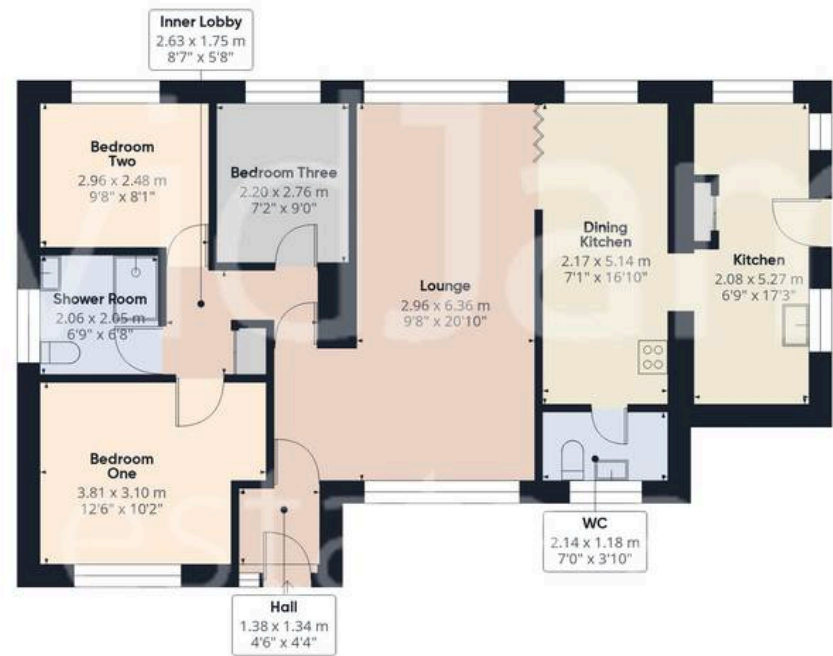
EPC Energy Efficiency Rating: D

- Well presented and extended detached bungalow
- Three bedrooms, bedrooms one and two with fitted wardrobes
- Entrance hall with composite entrance door
- Spacious lounge with feature wall mounted gas fire and patio doors overlooking and leading to the rear garden
- Dining kitchen with white panelled units, tiled flooring and integrated oven, hob, extractor and dishwasher, further seating area with picture window to the rear garden
- Shower room/Wc with four-piece suite and walk-in shower cubicle with mains-fed shower, additional Wc with washbasin accessed from the kitchen
- Gas central heating, UPVC double glazing
- Block paved driveway provides off road parking for multiple vehicles
- Garage with adjoining utility area and store
- Good sized, gently tiered rear garden with private tree-lined rear aspect, large block paved and paved patio areas and lawned areas with established borders

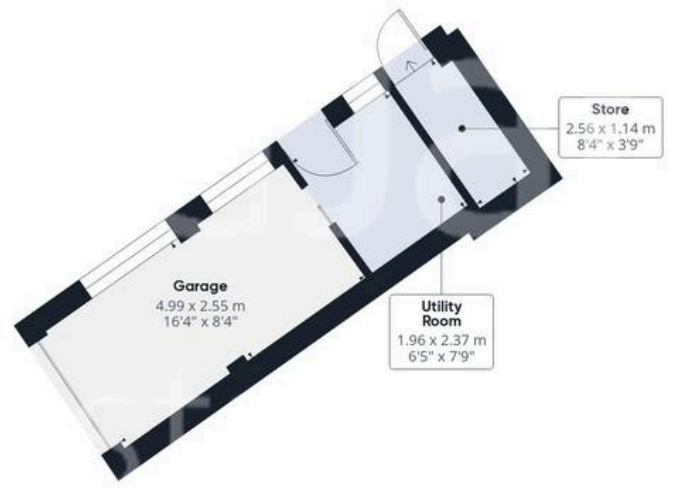








Floor 0 Building 1



Floor 0 Building 2

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

103.1 m<sup>2</sup>

1110 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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