



Ladbrook The Avenue, Sutton-In-Ashfield - NG17 1GJ

Guide Price £450,000



Ladbroke The Avenue

Sutton-In-Ashfield

Stunning extended 4 double bedroom detached home with open-plan family dining/kitchen, luxury bathrooms, underfloor heating, large garden, driveway parking, and versatile outbuilding.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

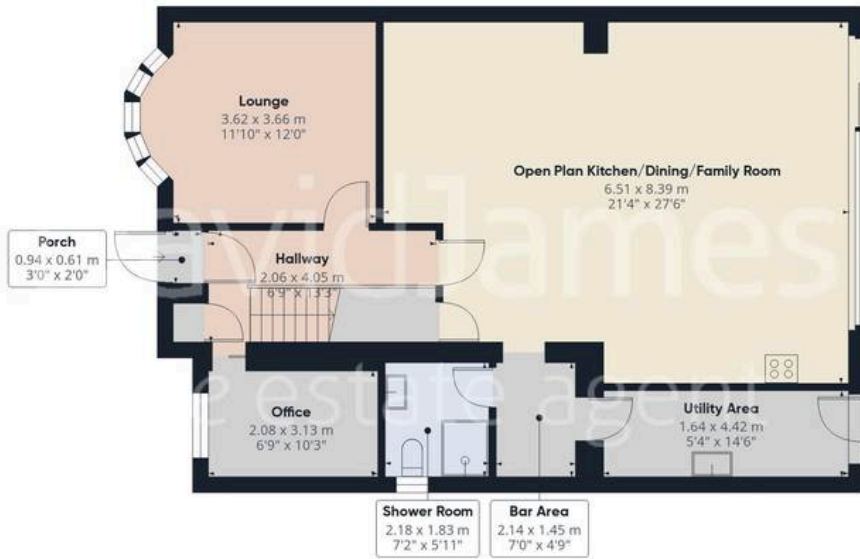
EPC Environmental Impact Rating:

- Stunning, extended detached family home
- Four double bedrooms
- Entrance porch and hallway, ground floor office/snug
- Lounge with bay window with fitted shutters and a stylish fireplace with log burner
- Stunning living/dining/kitchen space with large aluminium powder-coated sliding doors
- Kitchen with central island with Quartz and timber work surfaces and integrated appliances
- Bar area leading to a spacious utility plus a ground floor shower room/Wc
- First floor bathroom/Wc with walk-in shower and feature freestanding bath
- LVT timber finish flooring throughout, (wet) underfloor heating throughout with each room individually thermostatically controlled, double glazing (majority UPVC)
- Double block paved driveway, lawned rear garden with large paved patio area, ex-garage/store









Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

203.3 m²

2187 ft²

Reduced headroom

3.1 m²

33 ft²

(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



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