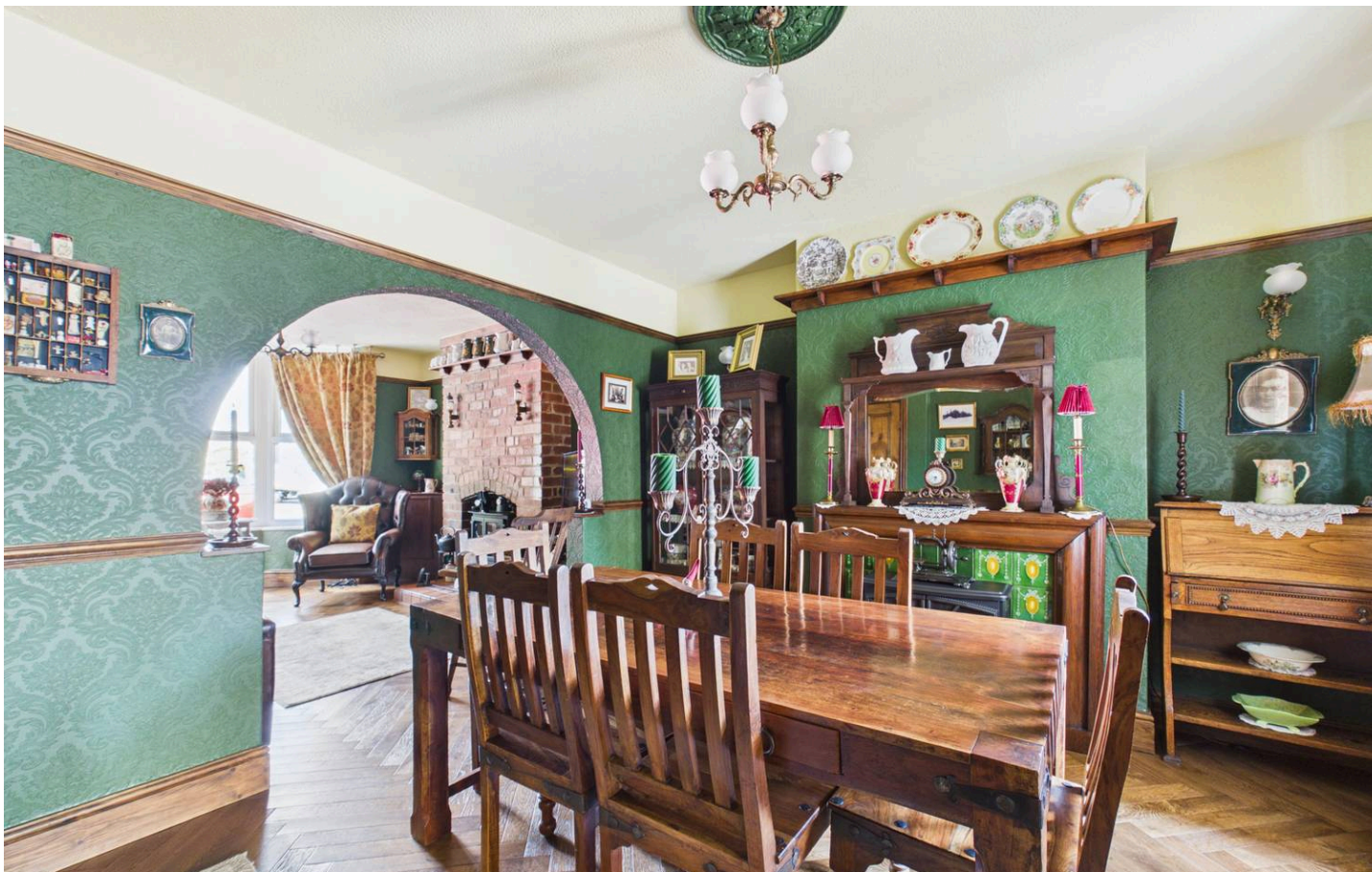




344 Mansfield Road, Sutton-In-Ashfield - NG17 4HS

Guide Price **£200,000**

DavidJames
the estate agent



344 Mansfield Road

Sutton-In-Ashfield

Charming 3 bed semi-detached family home close to both Sutton-in-Ashfield and Mansfield's amenities! Two characterful reception rooms, generous kitchen and a beautiful southerly-facing rear garden.

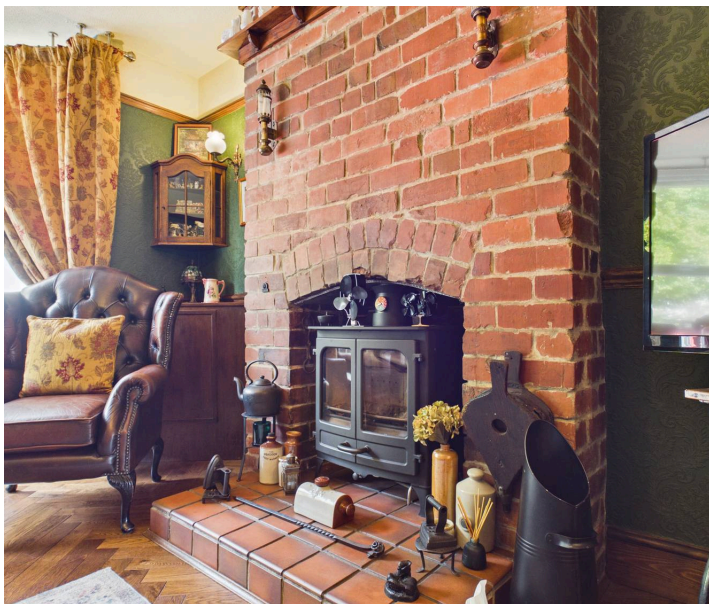
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

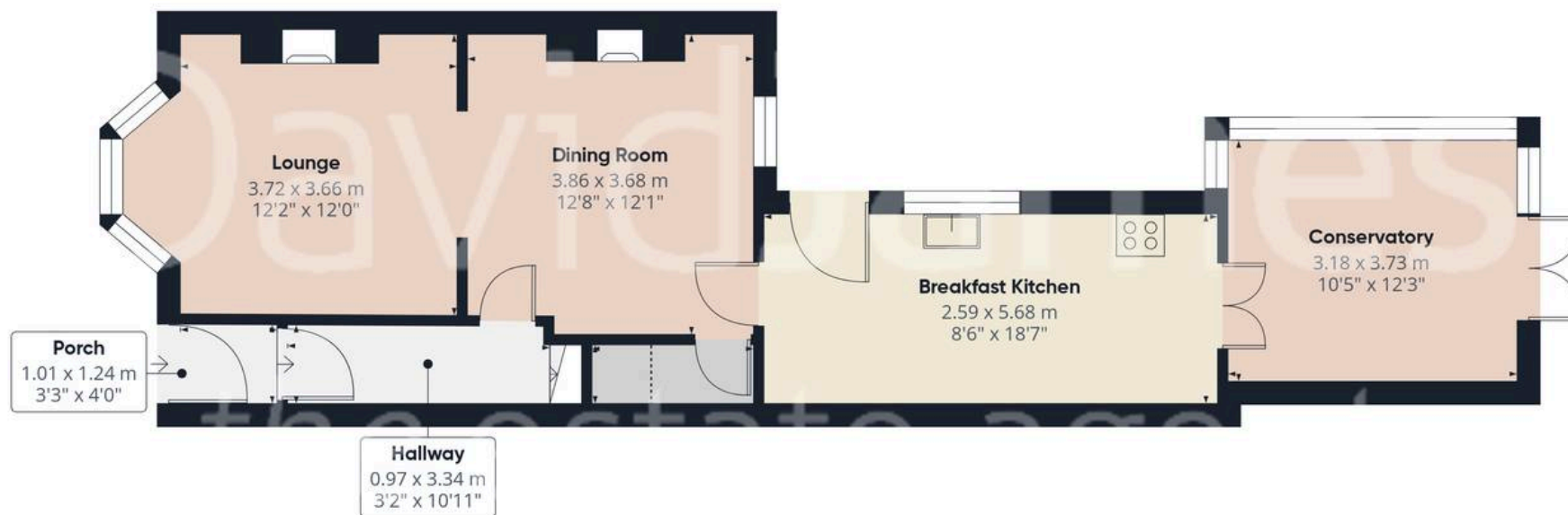
EPC Environmental Impact Rating:

- Characterful semi-detached period family home
- Close to both Sutton-in-Ashfield and Mansfield's excellent range of amenities, schools and transport links
- A short walk to King's Mill Hospital and the stunning King's Mill Reservoir
- Two spacious reception rooms (lounge and adjoining dining room)
- Generous breakfast kitchen with an included range cooker
- Versatile conservatory with French doors to the rear garden
- Three well-proportioned first floor bedrooms
- Four-piece traditional style family bathroom (including a freestanding slipper bath and separate shower)
- The reassurance of both CCTV and an alarm system
- Large, southerly-facing and beautifully-maintained rear garden with a feature porcelain patio area









Floor 0



Floor 1



Approximate total area⁽¹⁾

108.8 m²

1169 ft²

Reduced headroom

0.6 m²

6 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



David James Estate Agents

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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.