



**2 Red Fox Avenue, Stanton Hill - NG17 3LQ**

Guide Price **£310,000**





## 2 Red Fox Avenue

Stanton Hill, Sutton-In-Ashfield

Modern detached family home with 4 double bedrooms. Entrance hall, lounge with bay window, dining kitchen with French doors and appliances, utility room, first-floor bathroom. Double-width driveway, garage, lawned garden.

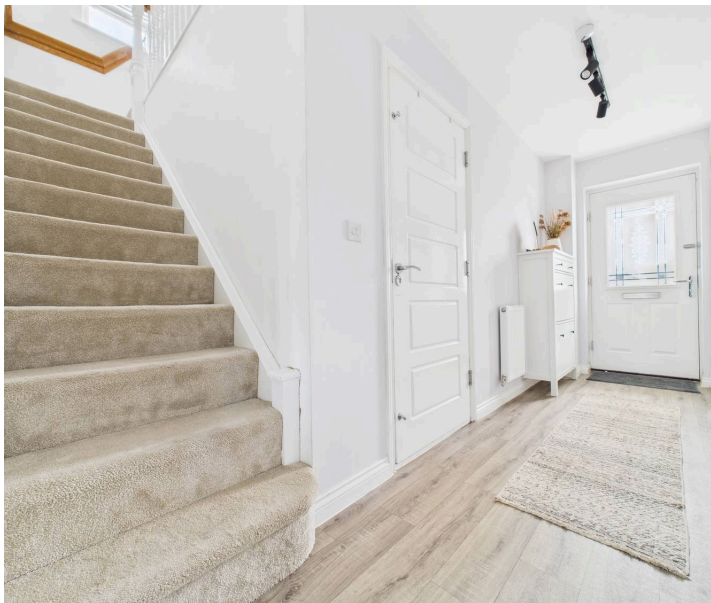
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

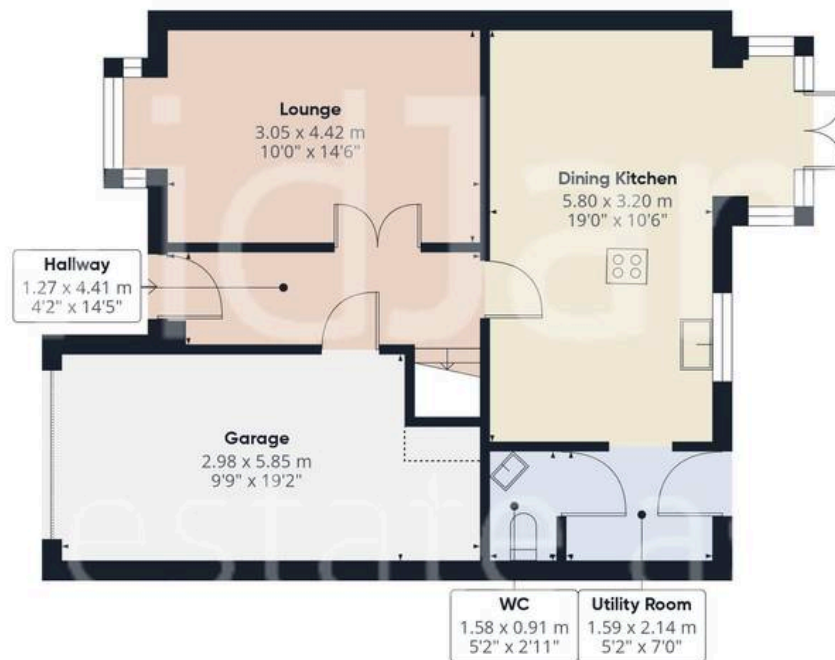
EPC Environmental Impact Rating: B

- Modern detached family home
- Four double bedrooms, bedroom one with dressing area and en-suite shower room/Wc
- Entrance hall with composite entrance door
- Lounge with glazed double doors to the hallway, box bay window and laminate flooring
- Dining kitchen with feature French doors to the rear garden, peninsular breakfast bar and integrated appliances
- Utility room with adjoining ground floor Wc with washbasin
- First floor bathroom/Wc with separate shower cubicle with mains-fed shower
- Gas central heating, UPVC double glazing
- Double width block paved driveway provides off road parking, garage with internal access door
- Enclosed lawned rear garden

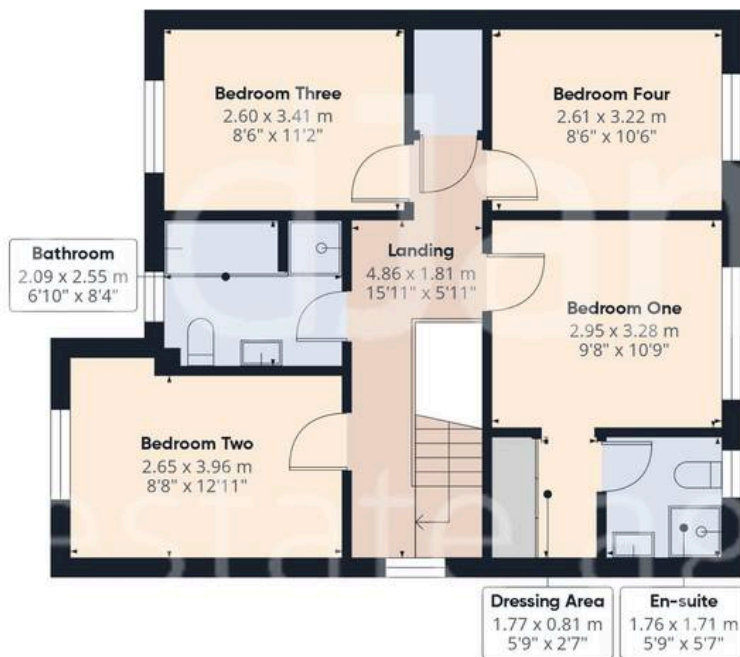








Floor 0



Floor 1

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

120.5 m<sup>2</sup>

1296 ft<sup>2</sup>

**Reduced headroom**

0.5 m<sup>2</sup>

5 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



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