



17 Meadowlark Close, Sutton-In-Ashfield - NG17 1NN

Guide Price **£250,000**



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Sutton-In-Ashfield, Sutton-In-Ashfield

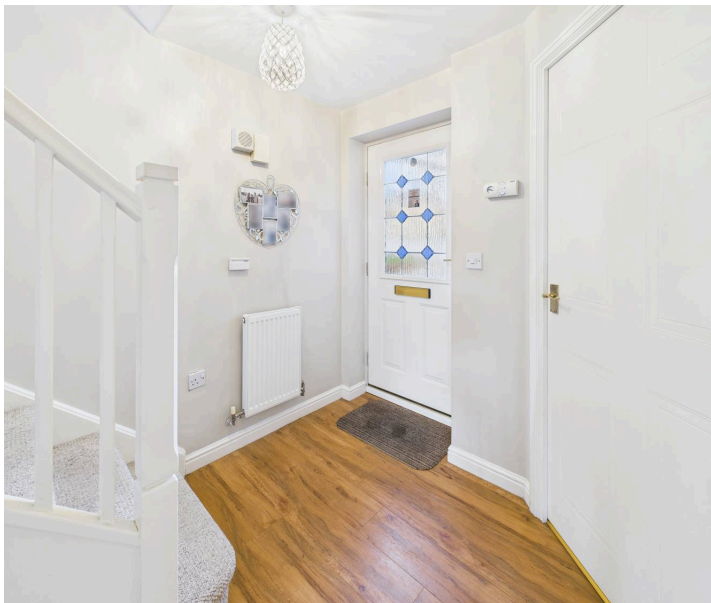
Council Tax band: C

Tenure: Freehold

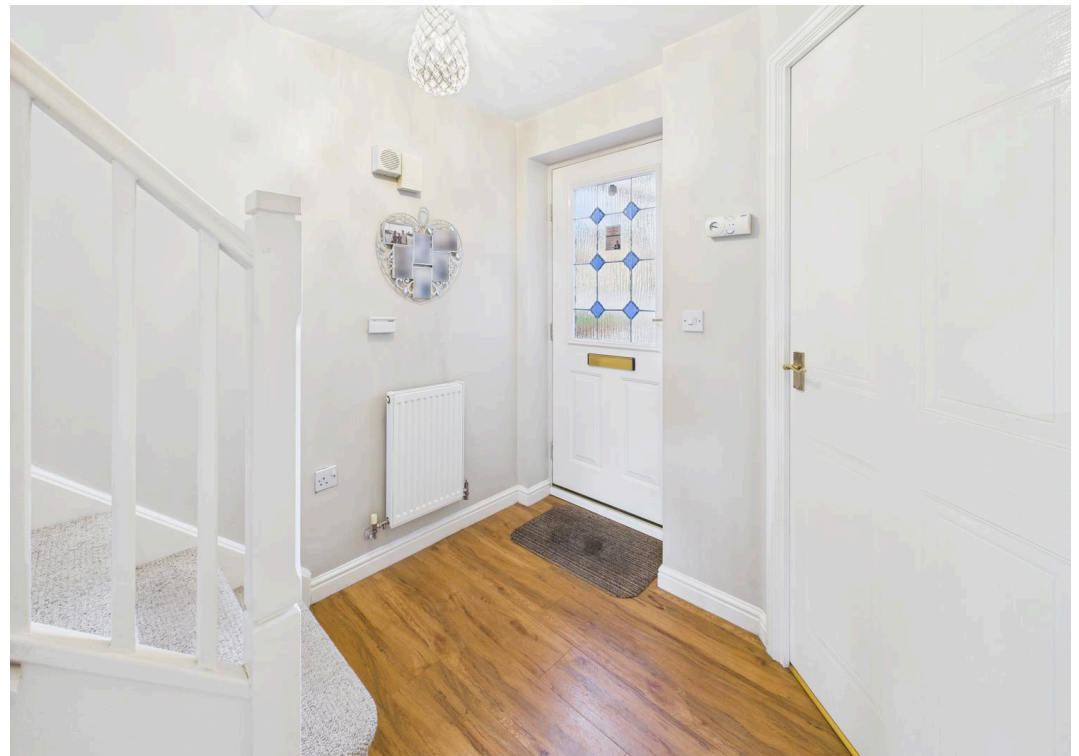
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G

- Well presented, modern detached house
- Three bedrooms, bedroom one with dressing area having fitted wardrobes and en-suite shower room/Wc with mains-fed shower
- Entrance hall with laminate flooring, ground floor Wc with washbasin
- Lounge with laminate flooring, feature fireplace with electric fire and windows to two elevations
- Dining kitchen with tiled flooring, kitchen with integrated oven, hob and extractor
- First floor bathroom/Wc with white suite, tiled splashbacks and mains-fed shower
- Combination gas central heating, UPVC double glazing, alarm system
- Ample driveway and garage provide off road parking
- Tiered rear garden with decked and patio areas as well as an artificial lawned area and established borders
- Access via a gate to a public footpath to the rear, perfect for dog walkers









Floor 0

Approximate total area⁽¹⁾
88.1 m²
947 ft²



Floor 1



(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.



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