



8 Keats Avenue, Sutton-In-Ashfield, NG17 2GH

Guide Price **£280,000**

DavidJames
the estate agent



Council Tax band: C, Tenure: Freehold
EPC Energy Efficiency Rating: D

- Beautifully presented, extended and extensively modernised detached bungalow sold with no upward chain and situated in a sought-after location within quiet cul-de-sac location
- Three double bedrooms, principal bedroom with a built-in wardrobe and en-suite shower room/Wc
- L-shaped entrance hall with composite entrance door, laminate flooring and good sized storage/cloaks cupboard
- Superb open plan living/dining room and kitchen set to the rear of the property having laminate flooring throughout and two sets of French doors to the rear garden
- Thoughtfully designed kitchen with timber finish worktops, corner pull-out storage units and integrated oven, hob, extractor and dishwasher as well as space for a fridge/freezer
- Utility room with sink, larder storage and space for appliances
- Bathroom/Wc with white suite, washbasin set to a vanity unit and electric shower to the bath
- UPVC sealed unit double glazing, gas central heating fed by a combination boiler
- Tandem driveway provides ample off road parking, garage with up and over door and rear pedestrian access door
- Private and level rear garden with block paved patio area, lawn and established borders











Approximate total area⁽¹⁾

95.1 m²

1023 ft²

(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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