



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









(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.



David James Estate Agents

43 Forest Street, Sutton-in-Ashfield - NG17 1DA

01623 554084 • sutton@david-james.com • www.david-james.com