



# lighthouse

estate agents



10 Edward Avenue, Sutton-In-Ashfield, NG17 4BW

**Offers In The Region Of £189,995**

Nestled in the charming area of Edward Avenue, Sutton-In-Ashfield, this beautifully presented semi-detached house offers a perfect blend of modern living and comfort. Having undergone a full refurbishment to a high standard, this property is ready for you to move in and make it your own. The house boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests. The three well-proportioned bedrooms offer a peaceful retreat, ideal for families or those seeking extra space. The bathroom has been thoughtfully designed to meet contemporary standards, ensuring both style and functionality.

One of the standout features of this home is the brand-new fitted kitchen, which is not only stylish but also practical for everyday use. With new flooring throughout, the property exudes a fresh and inviting atmosphere, making it a delightful place to live.

Additionally, the new boiler comes with a ten-year warranty, providing peace of mind for future maintenance. This home is not just a property; it is a lifestyle choice, offering comfort and convenience in a desirable location.

Whether you are a first-time buyer or looking for a family home, this semi-detached house on Edward Avenue is an excellent opportunity. Do not miss the chance to view this stunning property and envision your future in this lovely home.

**Reception Lounge 13'2" x 12'0" (4.02 x 3.67)**



**Dining Room 11'11" x 15'9" (3.65 x 4.82)**



**Kitchen 13'10" x 7'10" (4.24 x 2.41)**



**First Floor Landing 22'2" x 2'7" (6.78 x 0.79)**

**Bedroom One 12'0" x 11'3" (3.68 x 3.44)**



**Bedroom Two 12'3" x 9'1" (3.74 x 2.77)**



**Bedroom Three 7'5" x 7'6" (2.27 x 2.30)**



**Family Bathroom 8'4" x 4'4" (2.56 x 1.34)**



**Enclosed Rear Garden**



### **Agents Disclaimer**

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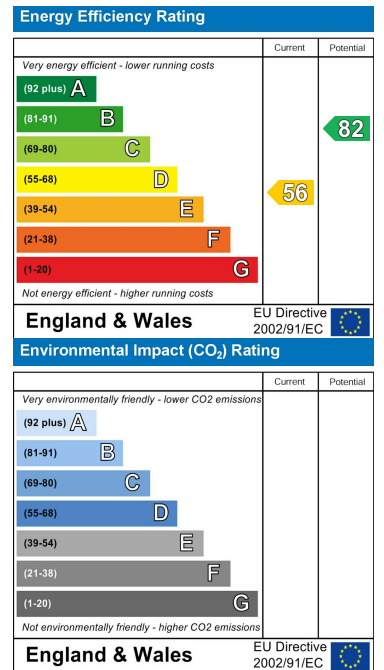
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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