



4



1



2



A

DavidJames
the estate agent

Rabbit Burrow, Sutton-In-Ashfield, NG17 3PB

£1,600 Per Calendar Month



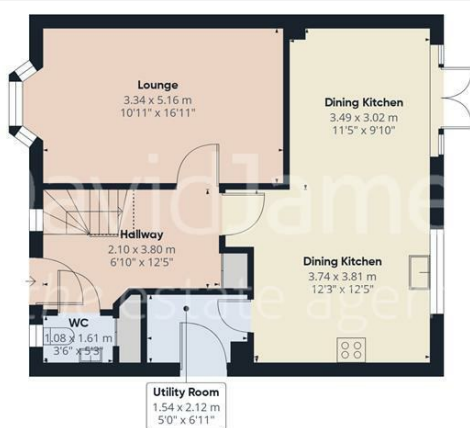
About This Property

This modern and spacious detached family home offers well-proportioned accommodation arranged over two floors, making it an ideal choice for families or couples alike seeking a comfortable and versatile property in Sutton-in-Ashfield. The welcoming entrance hall features a useful cloaks cupboard and provides access to a ground floor WC fitted with wash hand basin. The spacious lounge (5.16m x 3.34m) enjoys plenty of natural light with a bay window. To the rear of the property is a good sized dining kitchen providing an excellent space for family entertaining. The kitchen area (3.74m x 3.81m) is fitted with integral appliances, dining area (3.49m x 3.02m) and has a separate utility room (2.12m x 1.54m). French doors open from the dining area onto the rear enclosed garden which is mainly lawned. To the first floor are 4 generous sized double bedrooms (master having en-suite). Master bedroom (4.07m x 3.86m) en-suite (2.20m x 1.40m), bedroom two (3.31m x 3.16m), Bedroom three (3.41m x 3.00m) bedroom four (2.69m x 3.61m). Separate family bathroom/wc (1.98m x 1.94m). The property is equipped with gas heating and upvc double glazing plus the advantage of a security alarm system. Externally the property has tarmac driveway for 2 cars leading to detached garage. EPC Rating A. All mains services are connected, Freehold, Council Tax Band D, BOND £1846
VIEWING ACCOMPANIED VIA AGENTS

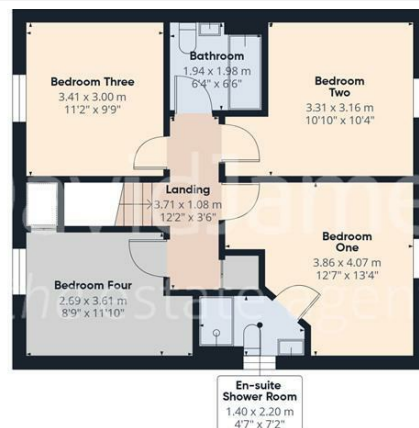
- One year old 4 bedroom detached home
- Early viewing strongly advised
- Ready for immediate occupation
- Spacious kitchen/diner with integral appliances
- Double driveway and Garage
- Rear mainly lawned garden
- Master bedroom with en-suite
- EPC Rating A, all mains services are connected
- Council Tax Band D, Freehold
- BOND £1846







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

DavidJames
the estate agent

Approximate total area⁽¹⁾

135.5 m²
1459 ft²

Reduced headroom

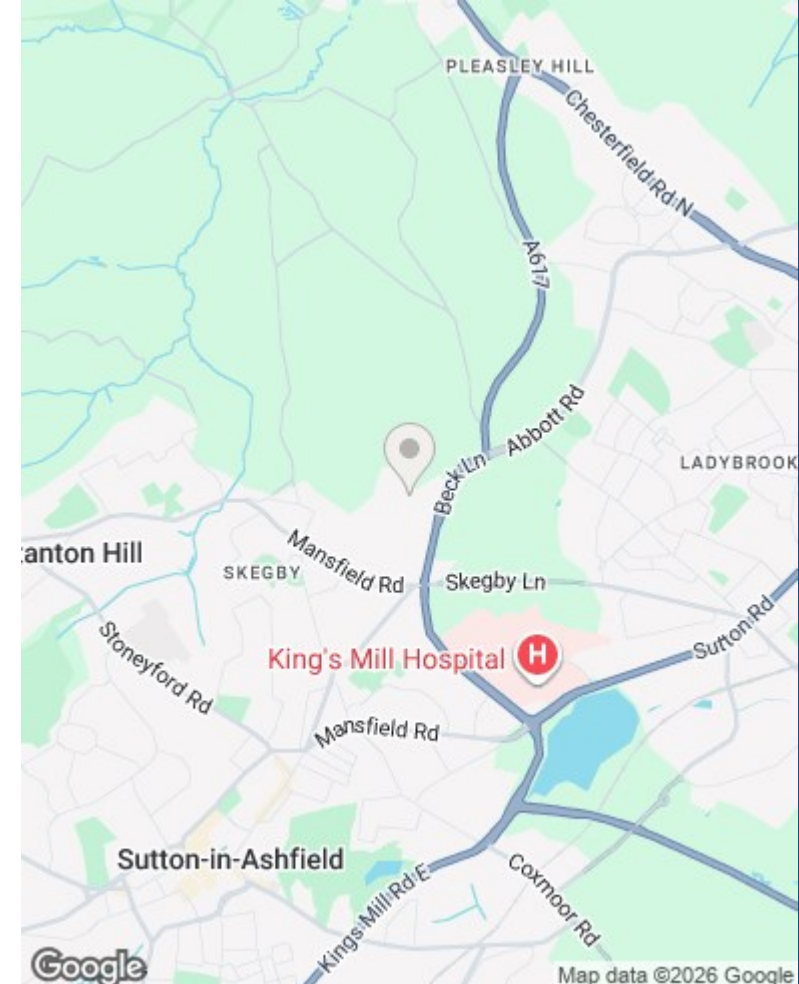
0.9 m²
9 ft²

(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



**Council Tax Band:
Ashfield**

DavidJames
the estate agent

David James Estate Agents
43 Forest Street, Sutton in Ashfield, Nottinghamshire,
NG17 1DA
t: 01623 554084 e: sales@waharnes.co.uk

naea | propertymark
PROTECTED

**The Property
Ombudsman**

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).