



**24 Birchwood Drive, Skegby, NG17 3EY**

Guide Price **£210,000**

**DavidJames**  
the estate agent





## 24 Birchwood Drive

Sutton-In-Ashfield, Sutton-In-Ashfield

Comfortable 3-bed house. Cosy lounge with fireplace, dining room, modern kitchen, first-floor bathroom, gas central heating, double glazing, tandem driveway, front lawn, and low-maintenance rear garden for relaxation and entertainment.

Council Tax band: B

Tenure: Freehold

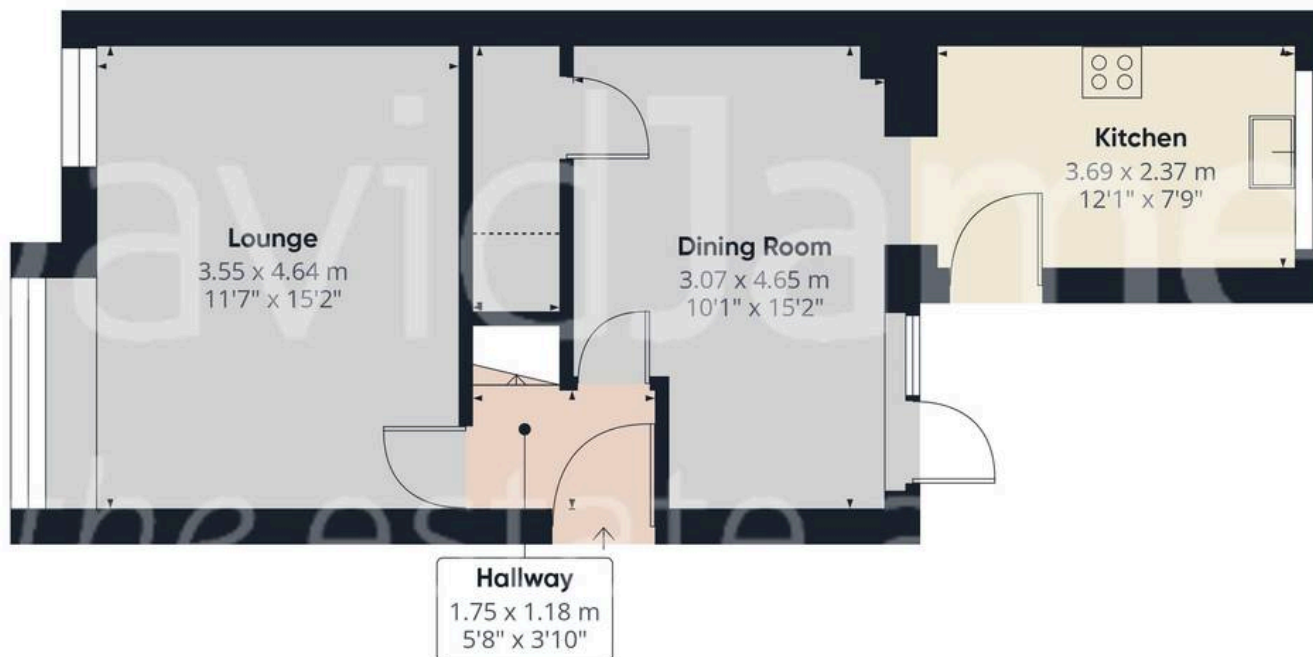
EPC Energy Efficiency Rating: C

- Well presented detached house
- Three bedrooms, all with laminate flooring
- Entrance hall to the side elevation
- Lounge with bow window and fireplace with decorative tiled surround and hearth
- Dining room with glazed door to the rear garden and understairs storage cupboard
- Kitchen with a range of white gloss units and integrated oven, hob and extractor
- First floor bathroom/Wc with white suite and mains-fed shower
- Combination gas central heating, UPVC double glazing
- Tandem driveway provides off road parking
- Lawned front and enclosed low maintenance block paved rear garden

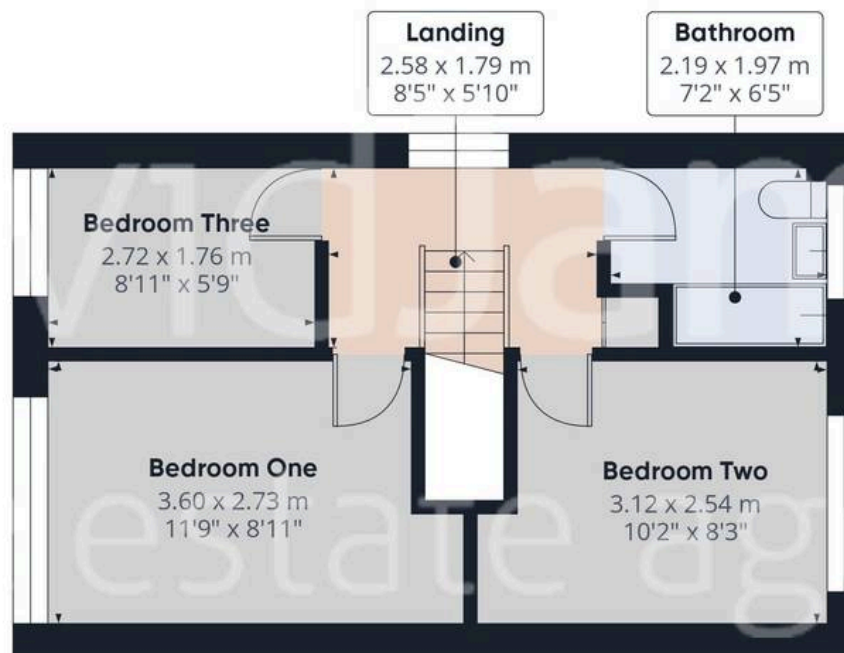








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

76.8 m<sup>2</sup>

827 ft<sup>2</sup>

**Reduced headroom**

0.7 m<sup>2</sup>

7 ft<sup>2</sup>

(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.

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## David James Estate Agents

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