



## Grosvenor House Grosvenor Avenue, Sutton-In-Ashfield - NG17 1FG

Guide Price £350,000 - £375,000

DavidJames  
the estate agent



## Grosvenor House Grosvenor Avenue

Sutton-In-Ashfield, Sutton-In-Ashfield

GUIDE PRICE £350,000-£375,000 Charming and extended 5 bed semi-detached home boasting 2 reception rooms, breakfast kitchen, two receptions, large garden and a multi-vehicle driveway plus garage!

Council Tax band: C

Tenure: Freehold

- Charming and extended semi-detached home set across three-storeys
- A short walk from Sutton-in-Ashfield's amenities and excellent transport links with popular schools also nearby
- An abundance of character and traditional features
- Stunning entrance hall with both original stained-glass detailing and flooring
- Two versatile reception rooms (lounge and separate sitting/dining room)
- Generous breakfast kitchen with French doors to the garden
- Three well-proportioned first floor bedrooms
- Two large top floor bedrooms with en-suite facility
- Well-presented and expansive garden with lawn and decked patio seating space
- Driveway and garage provide off-street parking for multiple vehicles









Floor 0



Floor 1



Floor 2



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

145.6 m<sup>2</sup>

1567 ft<sup>2</sup>

**Reduced headroom**

10 m<sup>2</sup>

108 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.

**GIRAFFE360**



## David James Estate Agents

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