



17 Ashcourt Gardens, Sutton-In-Ashfield - NG17 4HD

Guide Price £205,000

DavidJames
the estate agent



17 Ashcourt Gardens

Sutton-In-Ashfield

NO CHAIN! Beautifully presented 3 bed semi-detached modern home in a desirable cul-de-sac! Bright lounge, dining kitchen and conservatory plus a stylish shower room, landscaped garden and driveway!

Council Tax band: A

Tenure: Freehold

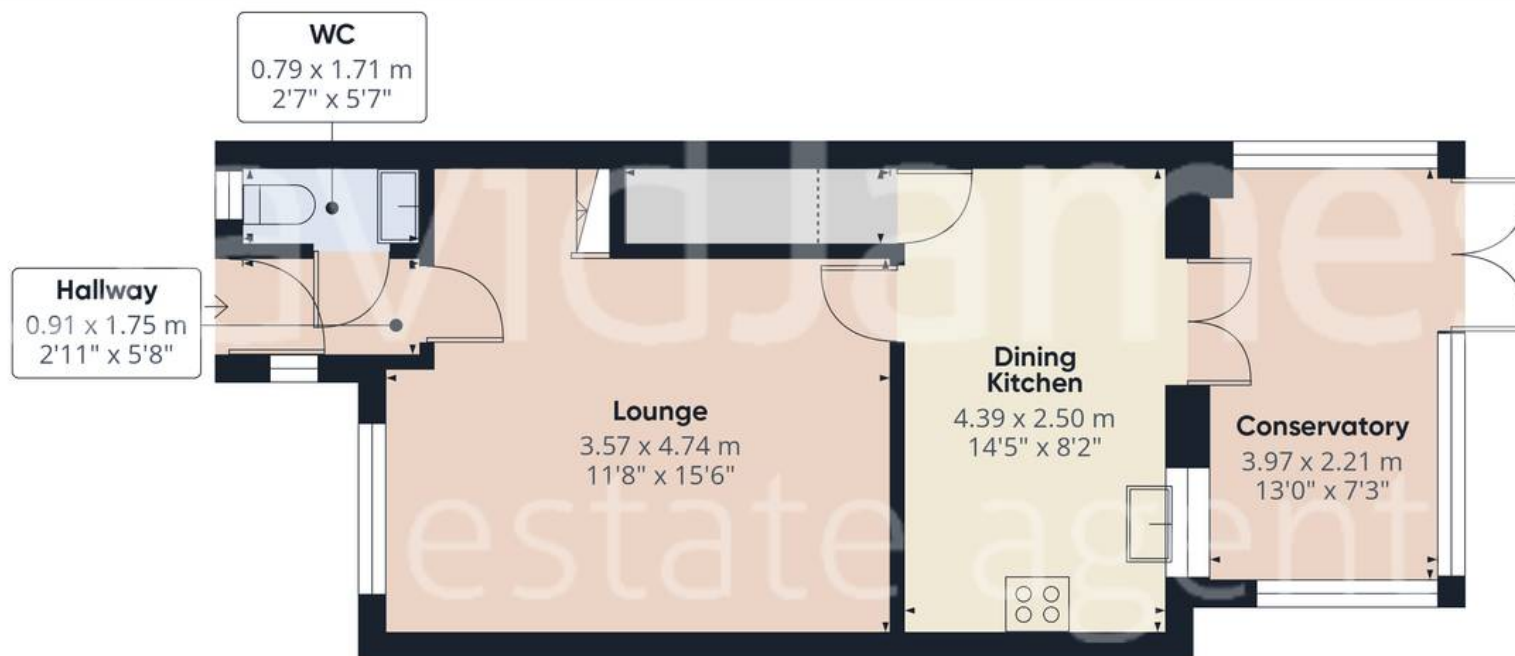
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G

- Beautifully presented semi-detached family home with no upward chain
- Corner plot position in a desirable cul-de-sac location with amenities, schools and transport links nearby
- Initial entrance hall with cloakroom/WC and Hive smart thermostat
- Good-sized lounge with a feature electric fire and provision for wall-mounted TV
- Superb dining kitchen with integrated cooking appliances
- Versatile conservatory with French doors to the rear garden
- Three first floor bedrooms
- Contemporary shower room with feature lighting and an accessible walk-in shower enclosure
- Southerly-facing landscaped garden with mature planting, lawn and feature patio seating space
- Tandem driveway to the rear provides multi-vehicle parking







Floor 0



Floor 1



Approximate total area⁽¹⁾

72.2 m²
776 ft²

Reduced headroom

1.3 m²
14 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.

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