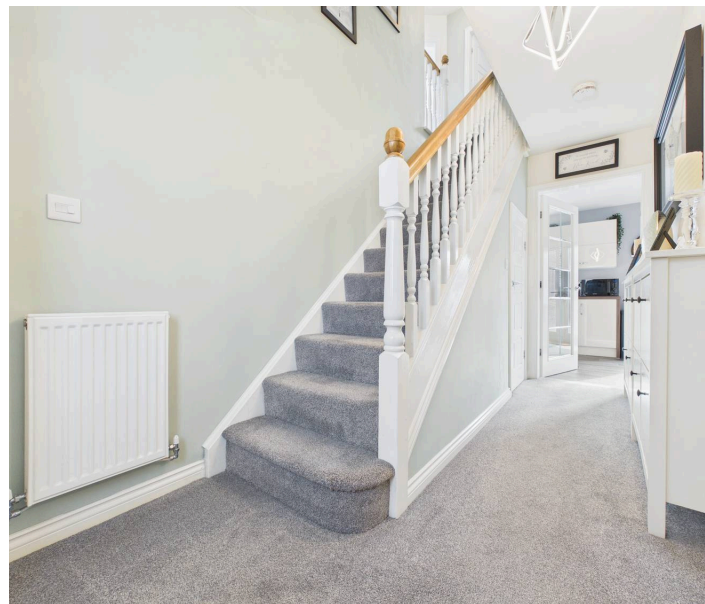




23 Honey Bee Gardens, Stanton Hill, NG17 3LP

Guide Price **£315,000**





23 Honey Bee Gardens

Stanton Hill, Sutton-In-Ashfield

Council Tax band: D

Tenure: Freehold

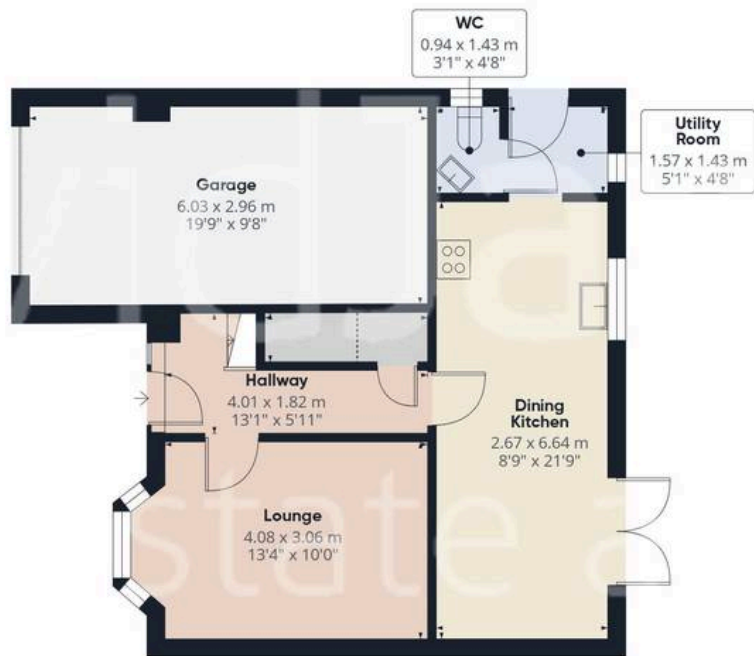
EPC Energy Efficiency Rating: B

- Well presented, modern detached house
- Four double bedrooms, principal bedroom with fitted wardrobes and en-suite shower room/Wc with feature Porcelanosa tiling and mains-fed shower
- Entrance hall with part-opaque glazed composite entrance door
- Lounge with bay window to the front elevation
- Dining kitchen, dining area with French doors to the rear garden and kitchen with Cream gloss finish units and integrated oven, hob, extractor, dishwasher and fridge/freezer
- Utility room and adjoining ground floor Wc with washbasin
- Bathroom/Wc with white suite and half height tiling
- Gas central heating, UPVC double glazing
- Landscaped south-westerly facing rear garden with lawn, decked area with retaining sleeper walls and outside power and lighting, garden shed
- Double width block paved driveway provides parking, garage, feature recessed soffit lighting to the front elevation
- Nestled at the end of a quiet cul-de-sac









Floor 0



Floor 1



Approximate total area⁽¹⁾

110.7 m²

1192 ft²

Reduced headroom

1 m²

11 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



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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.