



23 Spa Close, Sutton-In-Ashfield, NG17 5BU

Guide Price **£180,000**

DavidJames
the estate agent



23 Spa Close

Sutton-In-Ashfield

Well presented two bedroom semi-detached with spacious rooms, modern kitchen, stylish bathroom, driveway, garage/store, gas central heating, and double glazing in a popular residential area.

Council Tax band: A

Tenure: Freehold

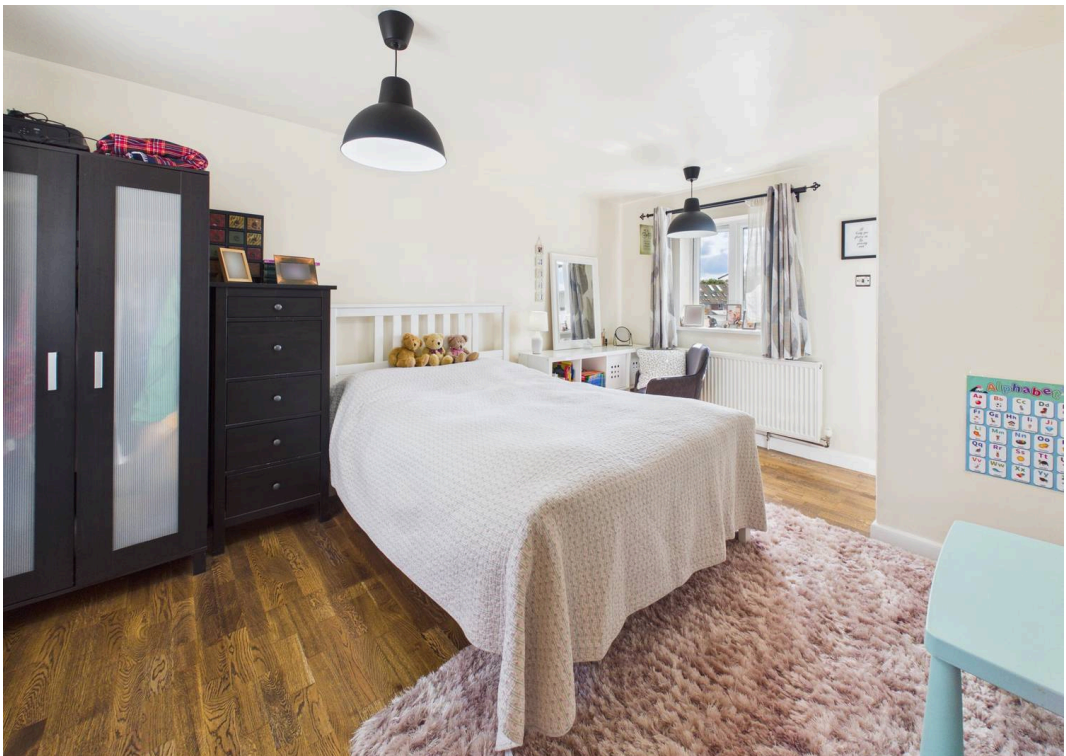
EPC Energy Efficiency Rating: C

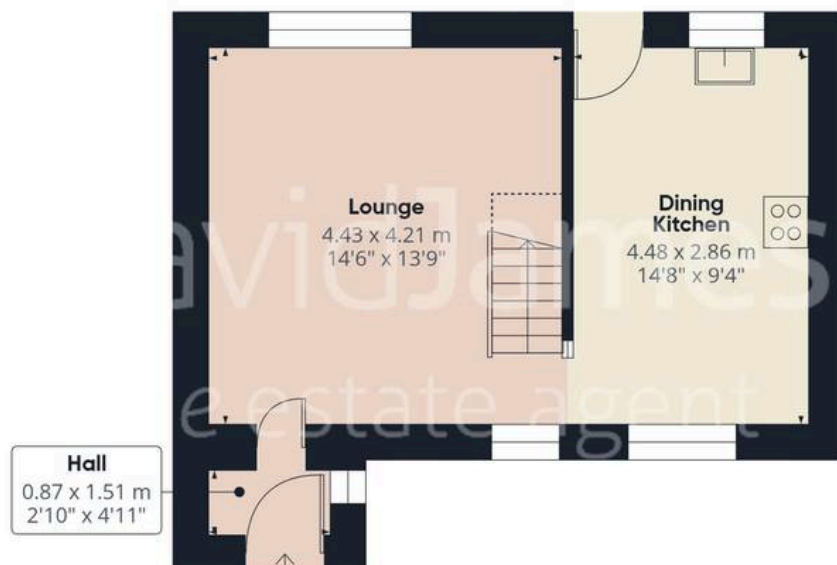
EPC Environmental Impact Rating: C

- Well presented semi-detached house
- Two good sized double bedrooms (originally a three bedroom house)
- Entrance hall with glazed door to the lounge
- Spacious lounge with timber finish flooring and patio doors to the rear garden
- Dining kitchen with white panelled units and solid timber work surfaces, integrated oven, hob, extractor, dishwasher and washing machine
- Modern first floor bathroom/Wc with white suite and mains-fed shower
- Combination gas central heating, UPVC double glazing
- Enclosed lawned rear garden with patio area and lawn
- Gravelled driveway provides off road parking with potential to extend the driveway to the side of the property
- Timber framed garage/store with power and lighting as well as mezzanine storage









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

81.8 m²
880 ft²

Reduced headroom

1.4 m²
15 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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