



**287 Alfreton Road, Sutton-In-Ashfield, NG17 1JN**

Guide Price **£205,000**





## 287 Alfreton Road

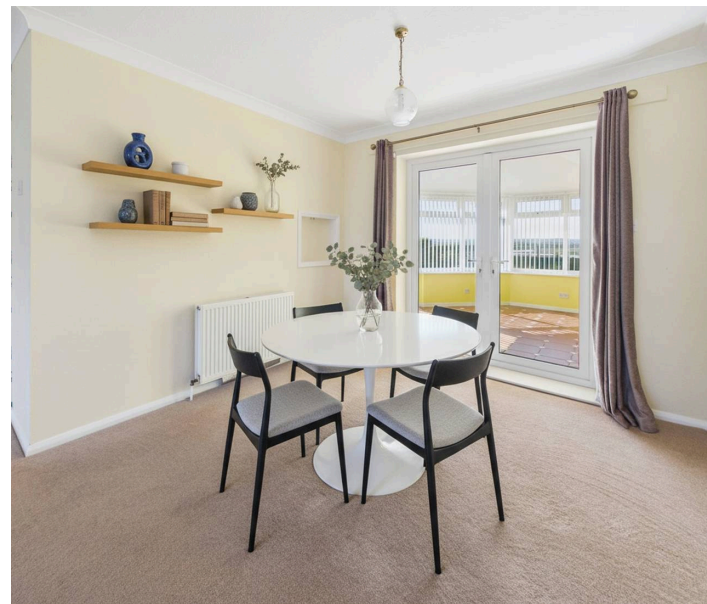
Sutton-In-Ashfield, Sutton-In-Ashfield

Council Tax band: B

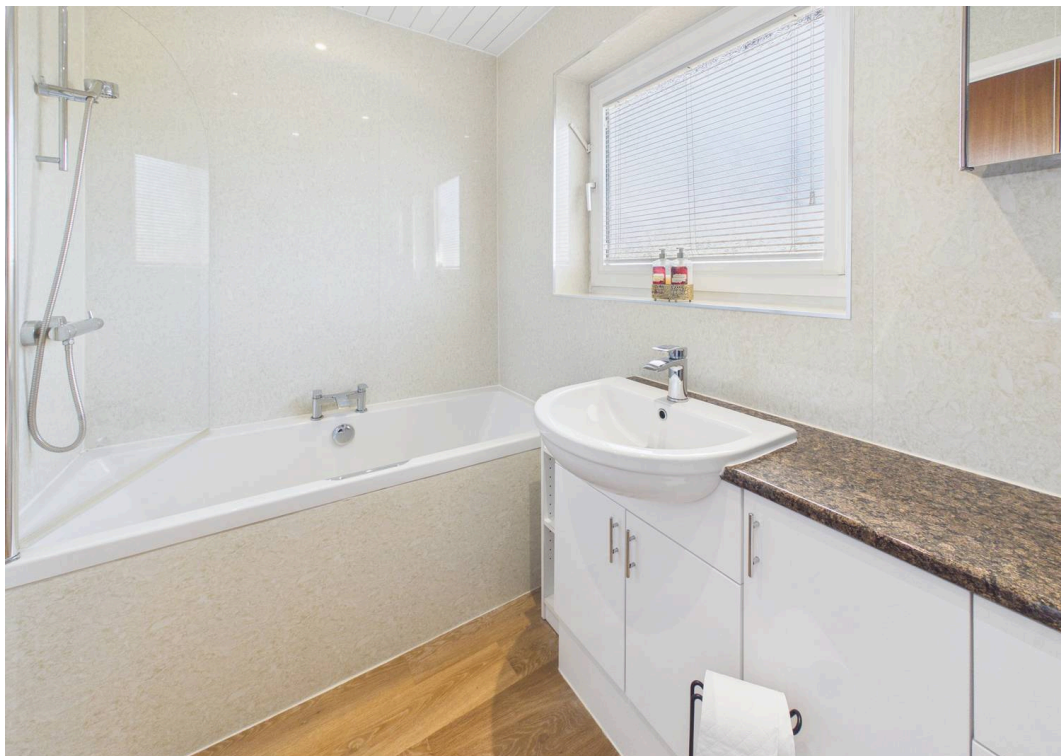
Tenure: Freehold

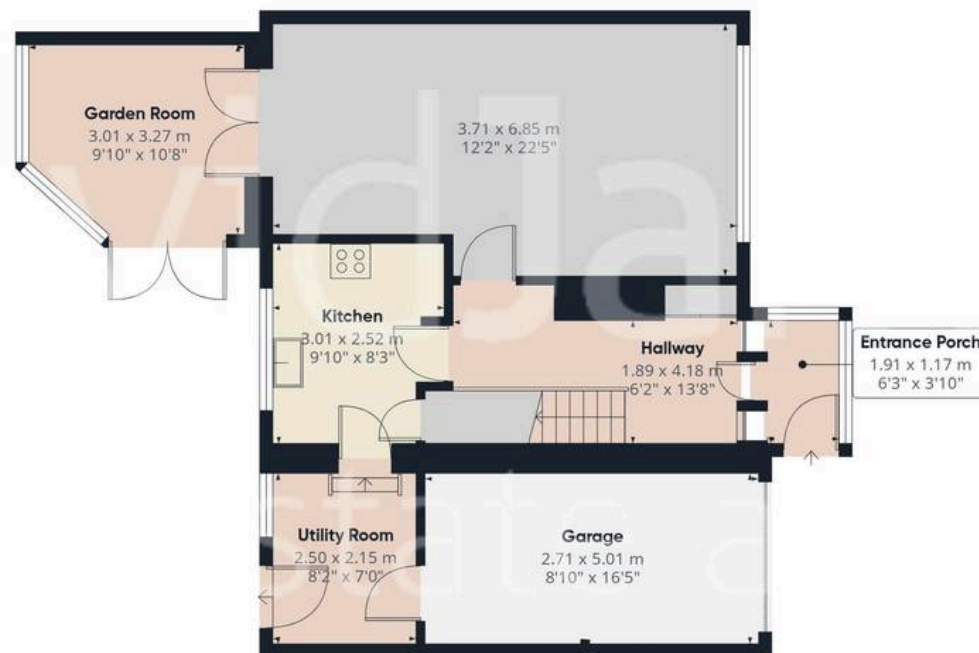
EPC Energy Efficiency Rating: C

- Well presented semi-detached house sold with no upward chain
- Three bedrooms, all with fitted wardrobes
- Entrance porch and hallway with storage cupboard
- Spacious lounge/dining room with feature wall mounted gas fire and French doors leading to the garden room
- Garden room with tiled flooring, radiator and French doors to the rear garden
- Kitchen with pantry cupboard and a range of Oak finish panelled units and integrated oven, hob, extractor and fridge, adjoining utility room
- First floor bathroom/Wc with white suite, full height wall panelling and mains-fed shower
- Gas central heating, UPVC double glazing
- Block paved and concrete driveway provides ample off road parking, garage with internal pedestrian access door
- Good sized lawned rear garden with decked and block paved seating areas, partial views to the rear









Floor 0

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

110.6 m<sup>2</sup>

1188 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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

43 Forest Street, Sutton-in-Ashfield - NG17 1DA

01623 554084 • [sutton@david-james.com](mailto:sutton@david-james.com) • [www.david-james.com](http://www.david-james.com)

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.