



for sale  
**DavidJames**  
the estate agent  
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**234 Carsic Road, Sutton-In-Ashfield - NG17 2BS**

Guide Price **£180,000**





## 234 Carsic Road

Sutton-In-Ashfield, Sutton-In-Ashfield

Well-presented semi-detached home close to local amenities, transport links and Brierley Forest Country Park! Lounge/diner, modern kitchen and a contemporary shower room plus a drive and garage!

Council Tax band: A

Tenure: Freehold

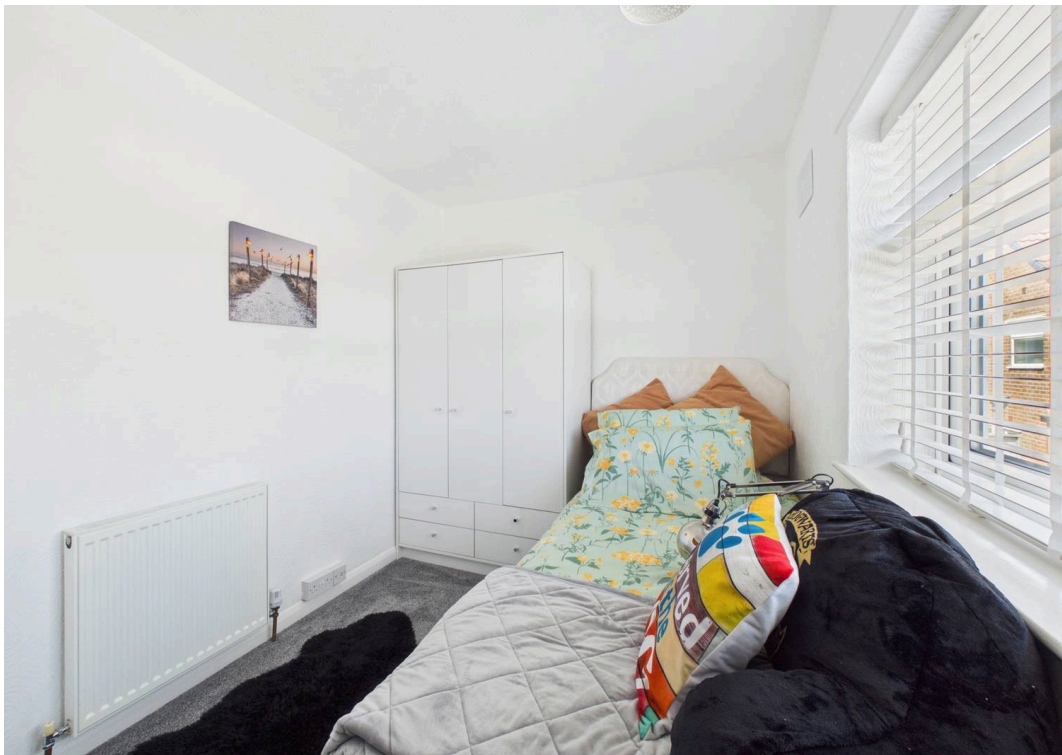
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Well-presented semi-detached home
- Within easy reach of local amenities, transport links and Brierley Forest Country Park
- Ideal for families, first-time buyers or those seeking a convenient location
- Bright and spacious lounge/dining room with French doors and a feature electric fire
- Modern fitted kitchen with integrated cooking appliances
- Useful rear lobby with storage, a convenient utility room and downstairs WC
- Three well-proportioned bedrooms
- Contemporary three-piece shower room with a walk-in enclosure
- Low-maintenance and enclosed garden with a feature decked patio, lawn, bar and two useful sheds
- Multi-vehicle driveway leading to a useful detached garage









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

89.6 m<sup>2</sup>

966 ft<sup>2</sup>

**Reduced headroom**

0.3 m<sup>2</sup>

3 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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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.