



253 Alferton Road, Sutton-In-Ashfield, NG17 1JP

Guide Price **£270,000**

DavidJames
the estate agent



253 Alfreton Road

Sutton-In-Ashfield, Sutton-In-Ashfield

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Deceptive and well presented detached bungalow
- Three double bedrooms, principal bedroom with en-suite shower room/Wc
- Entrance hall with stripped and varnished floorboards, Wc with washbasin
- Lounge with stripped and varnished floorboards and feature fireplace with exposed brick detail
- Dining room with stripped and varnished floorboards, kitchen with tiled flooring, walnut finish paneled units and range cooker and integrated dishwasher
- UPVC double glazed conservatory with tiled flooring and French doors to the rear garden
- Bathroom/Wc with white suite, vanity storage and mains fed shower
- Utility room, gas central heating, UPVC double glazing
- Attractive and enclosed lawned garden with patio area
- Driveway and garage provide off road parking







Approximate total area⁽¹⁾

107.7 m²

1158 ft²

(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.

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