



## 2 Mill Croft, Sutton-In-Ashfield, NG17 5AB

Guide Price £200,000



## 2 Mill Croft

Sutton-In-Ashfield

Council Tax band: B

Tenure: Freehold

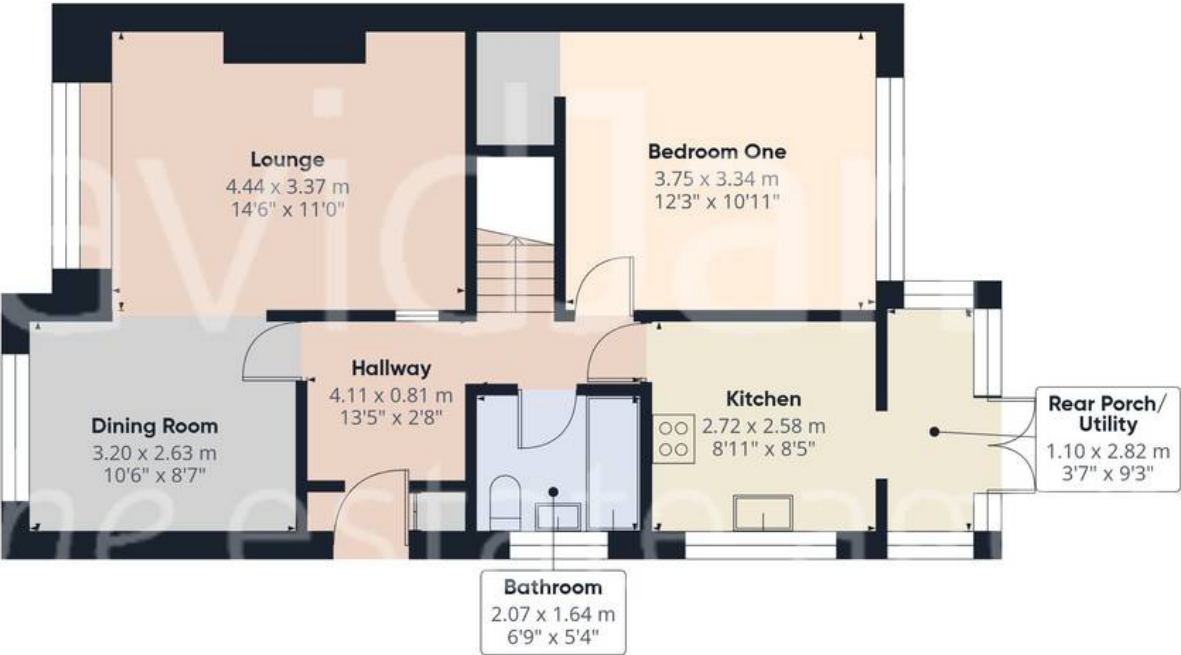
- Well presented chalet style semi-detached bungalow
- Three bedrooms, one ground floor and two first floor
- Bedrooms one and two with fitted wardrobes, first floor bedroom two with en-suite shower room/Wc
- Lounge with bow window, laminate flooring and electric fire, adjoining dining room with laminate flooring
- Modern kitchen with timber grain finish panelled units and integrated oven, hob, extractor, microwave and fridge
- Entrance hall with laminate flooring, rear porch/utility area with featured glazed lantern and tiled flooring
- Ground floor bathroom/Wc with full height feature marble finish tiling, white suite and mixer shower
- Combination gas central heating, UPVC double glazing
- Tarmac driveway provides off road parking for two vehicles, garage
- Enclosed low maintenance rear garden with both decked and paved patio areas, close to Sutton Town Centre



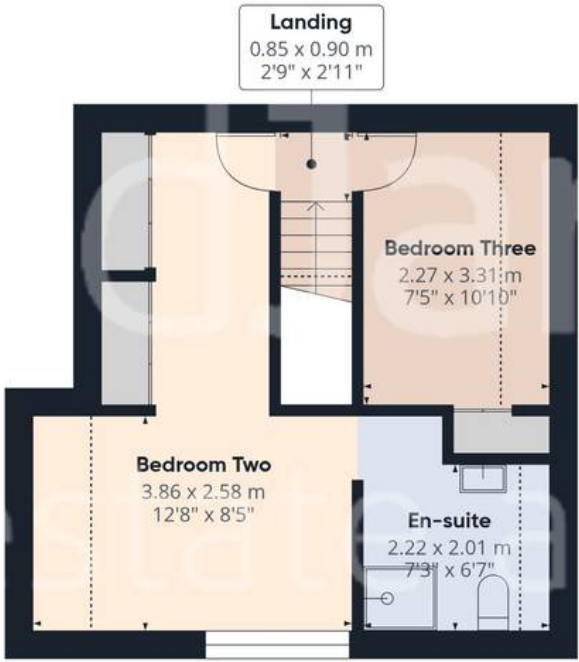








Floor 0 Building 1



Floor 1 Building 1

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

90.6 m<sup>2</sup>  
977 ft<sup>2</sup>

Reduced headroom

4.3 m<sup>2</sup>  
46 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

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)