



**27 Abington Avenue, Sutton-In-Ashfield, NG17 4NH**

Guide Price **£260,000**

**DavidJames**  
the estate agent





## 27 Abington Avenue

Sutton-In-Ashfield

Council Tax band: B

Tenure: Freehold

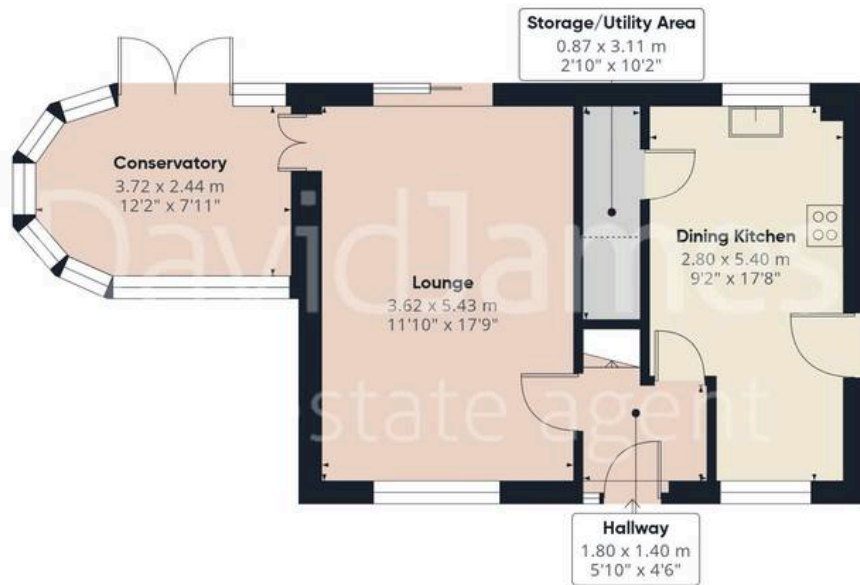
- Well presented detached family home nestled in the corner of a quiet cul-de-sac coming to the market for the first time in 40 years
- Three good sized bedrooms
- Entrance hall with feature composite entrance door
- Lounge with laminate flooring, windows to the front and rear elevations and a feature flame effect electric fire
- UPVC double glazed conservatory with French doors to the rear garden
- Stylish dining kitchen with grey gloss finish units and integrated oven hob, microwave, dishwasher and fridge/freezer, adjoining storage/utility area
- Stylish fully tiled bathroom/Wc with white suite, mains fed shower and vanity storage unit
- Gas central heating, UPVC double glazing, security alarm system
- Attractive lawned rear garden with decked seating area and views towards Skegby Bottoms
- Large pressed concrete driveway provides ample off road parking including for a caravan/motorhome and an additional driveway and garage situated to the side of the property



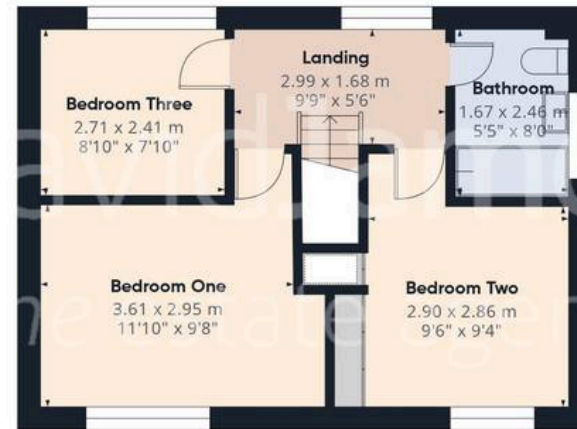








**Floor 0** Building 1



**Floor 1** Building 1



**Floor 0** Building 2



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

99 m<sup>2</sup>

1066 ft<sup>2</sup>

**Reduced headroom**

1 m<sup>2</sup>

10 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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