



163 Westbourne Road, Sutton-In-Ashfield, NG17 2EN

Guide Price **£235,000**

DavidJames
the estate agent



163 Westbourne Road

Sutton-In-Ashfield, Sutton-In-Ashfield

Detached family home boasts 3 bedrooms, lounge/dining room with laminate flooring and a cosy fireplace, a Walnut-finish kitchen, and a lovely garden with decking and patio. Modern comforts include gas central heating, UPVC double glazing, ample parking, and a garage with an electric roller door.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Detached family home
- Three bedrooms, bedroom two with fitted wardrobes
- Entrance porch and spacious hallway with laminate flooring and cloaks cupboard
- Lounge/dining room with laminate flooring, fireplace and French doors to the rear garden
- Kitchen with a range of Walnut finish units
- First floor bathroom with white suite and mains-fed shower, separate Wc
- Combination gas central heating, UPVC double glazing
- Good sized tarmaced driveway provides ample off road parking, garage with electric roller door
- Enclosed lawned rear garden with decking and covered patio area

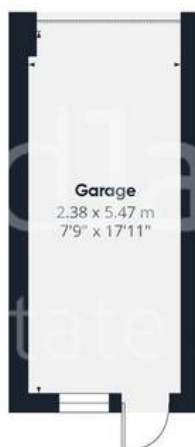




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

97.8 m²

1052 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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David James Estate Agents

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

01623 554084 • sutton@david-james.com • www.david-james.com