



**89 Searby Road, Sutton-In-Ashfield, NG17 5JS**

Guide Price **£260,000**



## 89 Searby Road

Sutton-In-Ashfield, Sutton-In-Ashfield

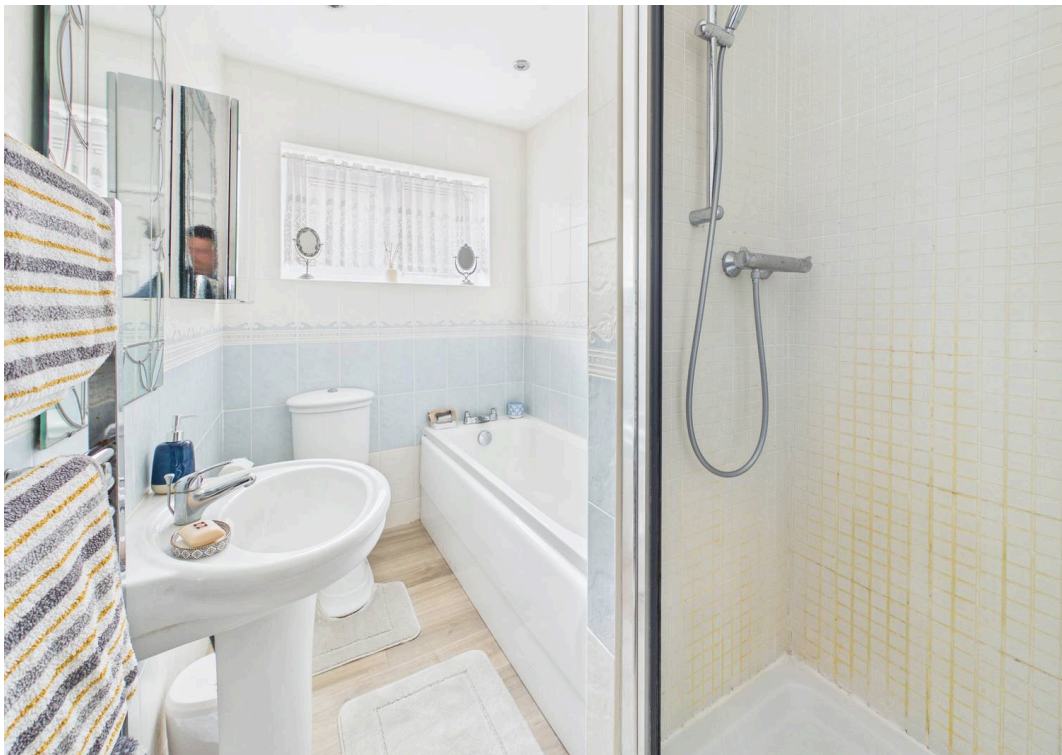
Well-presented 3-bed detached bungalow in a peaceful area with spacious lounge, modern kitchen, garden with field views, ample parking, detached garage, and direct garden access from bedrooms.

Council Tax band: C

Tenure: Freehold

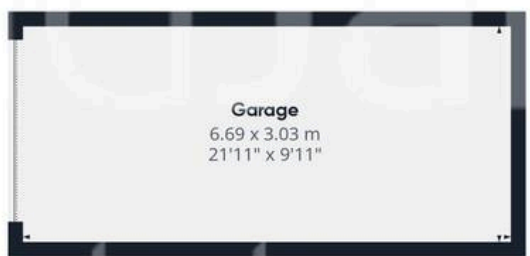
EPC Energy Efficiency Rating: D

- Detached bungalow situated in a desirable location
- Three bedrooms, bedrooms one and two both with French doors to the rear garden
- Lounge/dining room with bay window to the front elevation and multi-fuel burner
- Kitchen with Oak panelled units, tiled flooring, pantry cupboard, and range cooker with three ovens and seven burners
- Bathroom/Wc with white suite and separate shower cubicle
- Combination gas central heating, UPVC double glazing
- Ample driveway to the front and side elevations provide off road parking
- Large garage provides parking or storage
- Lawned rear garden with patio area
- Open rear aspect with the property backing onto fields





Floor 0 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**  
79.3 m<sup>2</sup>  
853 ft<sup>2</sup>

(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.



## David James Estate Agents

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