



36 Alfreton Road, Sutton-In-Ashfield - NG17 1FW

Guide Price **£290,000**





36 Alfreton Road

Sutton-In-Ashfield, Sutton-In-Ashfield

Beautifully-presented and characterful link-detached home blending period features and modern comforts! 4 beds, 2 reception rooms plus a large conservatory, 2 baths and a southerly garden plus drive!

Council Tax band: C

Tenure: Freehold

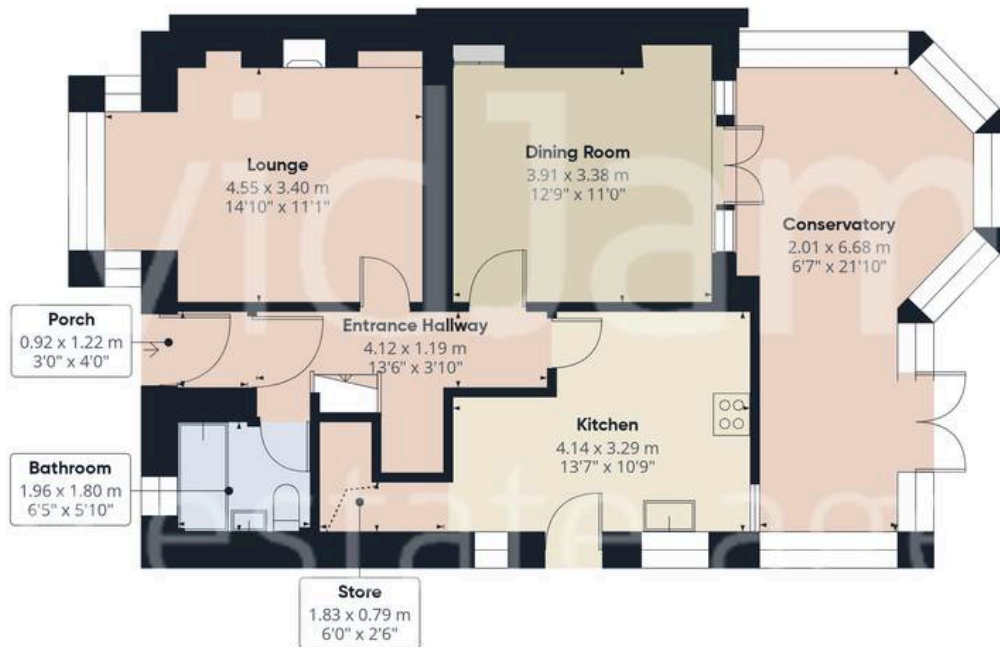
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

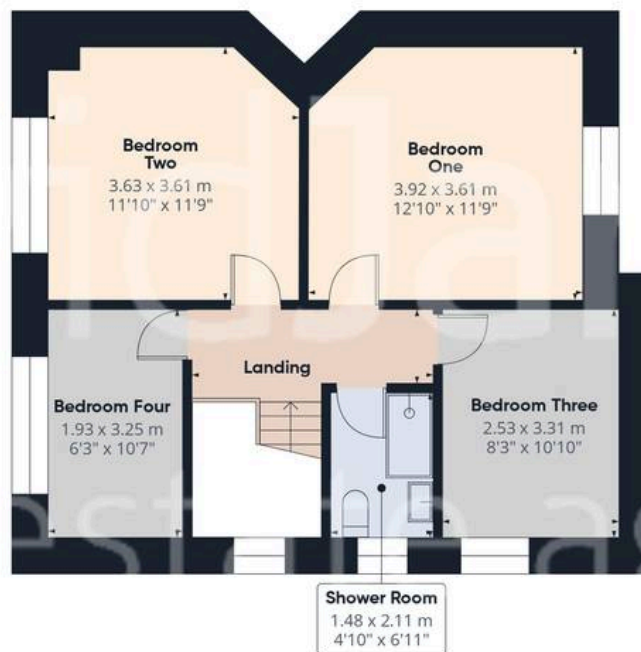
- Beautifully-presented link-detached family home full of period character features
- Within easy reach of Sutton-in-Ashfield's excellent nearby amenities, transport links and variety of popular schools
- Stunning entrance hall with original Minton-style tiled flooring and stained glass window detailing
- Two reception rooms (good-sized lounge and a separate versatile dining room)
- Large conservatory to the rear with garden views and access
- Fitted kitchen with an included Belling range cooker
- Four first-floor well-proportioned bedrooms
- Modern ground floor bathroom and a further contemporary first floor shower room
- Block-paved driveway providing parking for multiple vehicles
- Generous south-facing garden with a low-maintenance design







Floor 0



Floor 1



Approximate total area⁽¹⁾

120 m²

1290 ft²

Reduced headroom

0.7 m²

8 ft²

(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



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