



61a Forest Road, Sutton-In-Ashfield, NG17 3BG

Guide Price **£255,000**

DavidJames
the estate agent



61a Forest Road

Sutton-In-Ashfield

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Well presented, modern detached house finished to a high standard throughout
- Three double bedrooms, principal bedroom with fitted furniture and en-suite shower room/Wc
- Entrance hall with cloaks storage cupboards and home office area
- Spacious lounge with modern wall mounted fireplace and French doors to the rear garden
- Dining room with staircase to the first floor
- Stylish modern kitchen with Cream gloss units, quartz worktops and integrated oven, hob, extractor and dishwasher
- Utility room with worktop and storage space, ground floor Wc with washbasin
- Modern first floor shower room/Wc with mains-powered shower and washbasin set to a vanity unit with storage
- Combination gas central heating, UPVC double glazing
- Enclosed lawned rear garden with patio area, established borders and garden shed
- Tandem block paved driveway provides off road parking













Floor 0

Approximate total area⁽¹⁾

110.7 m²

1192 ft²



Floor 1

(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.

GIRAFFE360





David James Estate Agents

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

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

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.