



52 Ashleigh Avenue, Sutton-In-Ashfield – NG17 2ST

Guide Price **£200,000**

DavidJames
the estate agent



52 Ashleigh Avenue

Sutton-In-Ashfield

Three-storey modern townhouse in a desirable cul-de-sac close to Sutton-in-Ashfield's amenities! Offering contemporary family-sized accommodation with excellent versatility as well as ample parking!

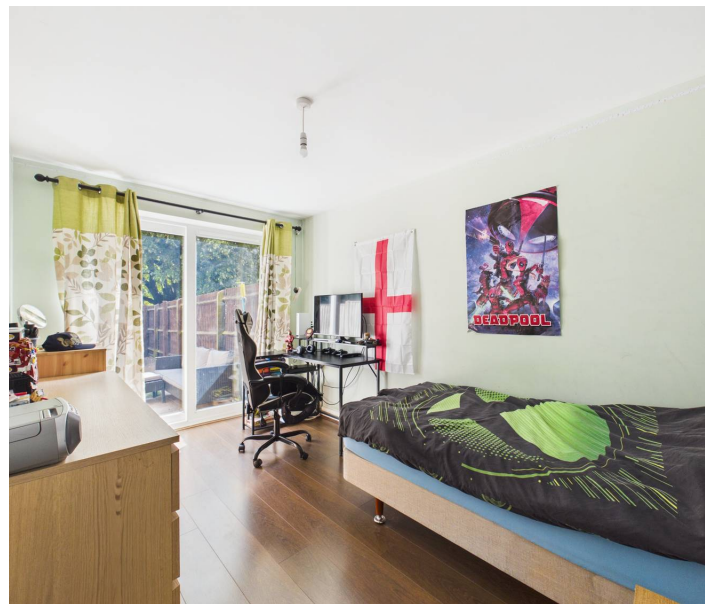
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Three-storey modern townhouse in a desirable cul-de-sac
- Within easy reach of Sutton-in-Ashfield's nearby amenities, schools and transport links
- Welcoming entrance hall with a convenient WC and utility room
- Good-sized first floor lounge
- Open-plan dining kitchen with a feature Juliet balcony
- Versatile ground floor bedroom four/sitting room with patio doors
- Three top floor bedrooms (bedroom one with a private en-suite shower room)
- Top floor family bathroom with a three-piece white suite
- Lawned and enclosed rear garden with patio seating spaces and a tree-lined rear aspect
- Driveway and garage providing convenient off-street parking





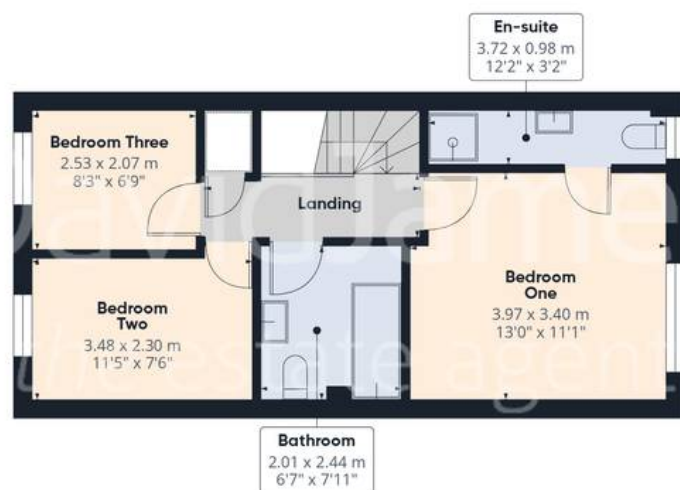




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

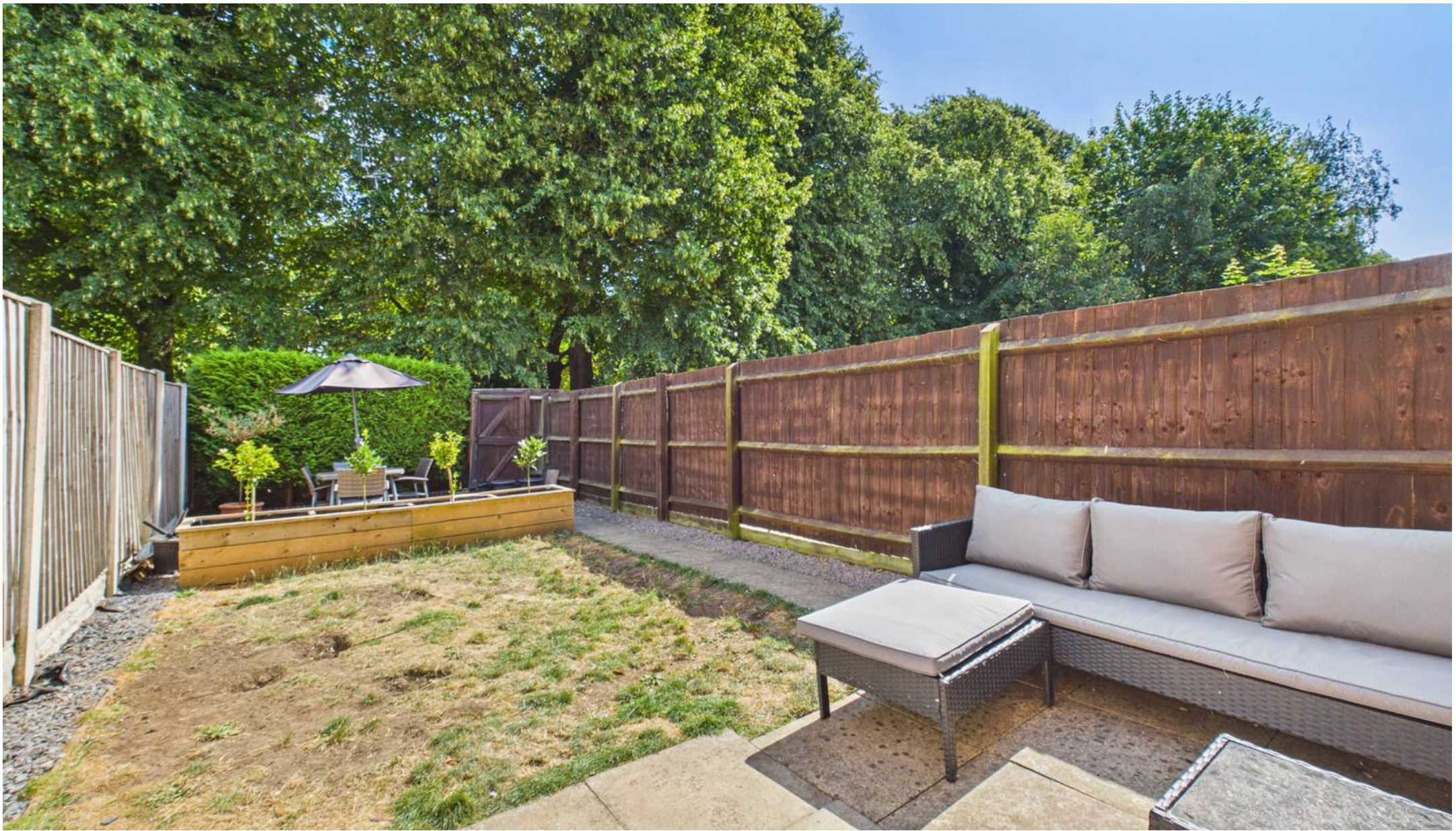
117.9 m²

1270 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

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