



## 10 Ashcourt Gardens, Sutton-In-Ashfield – NG17 4HD

Guide Price £230,000

DavidJames  
the estate agent





## 10 Ashcourt Gardens

Sutton-In-Ashfield, Sutton-In-Ashfield

Contemporary detached house with 3 bedrooms, en-suite shower room/Wc, lounge with fireplace, dining kitchen with white gloss units, UPVC double glazed conservatory, bathroom/Wc, UPVC double glazing, gas central heating, tandem shared driveway, off-road parking, enclosed rear garden with decking, and garden shed.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Modern detached house sold with no upward chain
- Three bedrooms, bedroom one with en-suite shower room/Wc
- Lounge with fireplace and staircase to the first floor, entrance hall, ground floor Wc
- Dining kitchen with a range of white gloss units and integrated oven, hob and dishwasher
- UPVC double glazed conservatory with tiled flooring and French doors to the rear garden
- Bathroom/Wc with white suite and electric shower
- UPVC double glazing, gas central heating
- Tandem shared driveway and block paved forecourt provides off road parking
- Enclosed rear garden with lawned area, decking and garden shed
- Situated in a quiet cul-de-sac location in walking distance of a local hospital, schools, a main bus route and recreational parks.





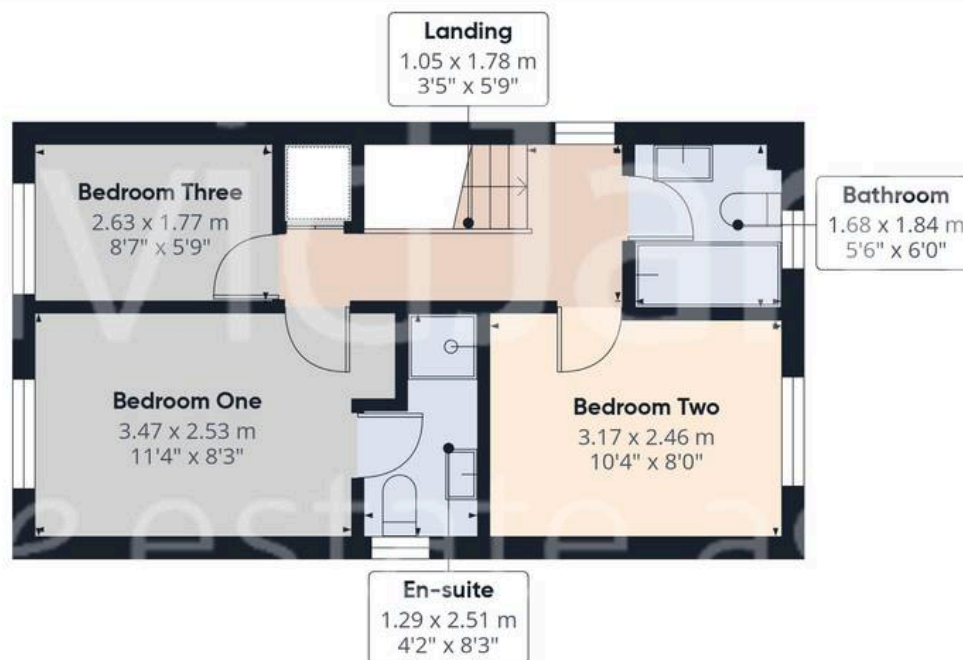








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

75.8 m<sup>2</sup>

815 ft<sup>2</sup>

**Reduced headroom**

0.7 m<sup>2</sup>

7 ft<sup>2</sup>

(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.

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## David James Estate Agents

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