



**52 Saville Road, Sutton-In-Ashfield, NG17 3AW**

Guide Price **£280,000**

**DavidJames**  
the estate agent





## 52 Saville Road

Sutton-In-Ashfield, Sutton-In-Ashfield

Modernised 2-bed detached bungalow on corner plot with lounge, conservatory, large dining kitchen, garage, ample parking, and low-maintenance garden. High standard throughout. Ready to move in.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

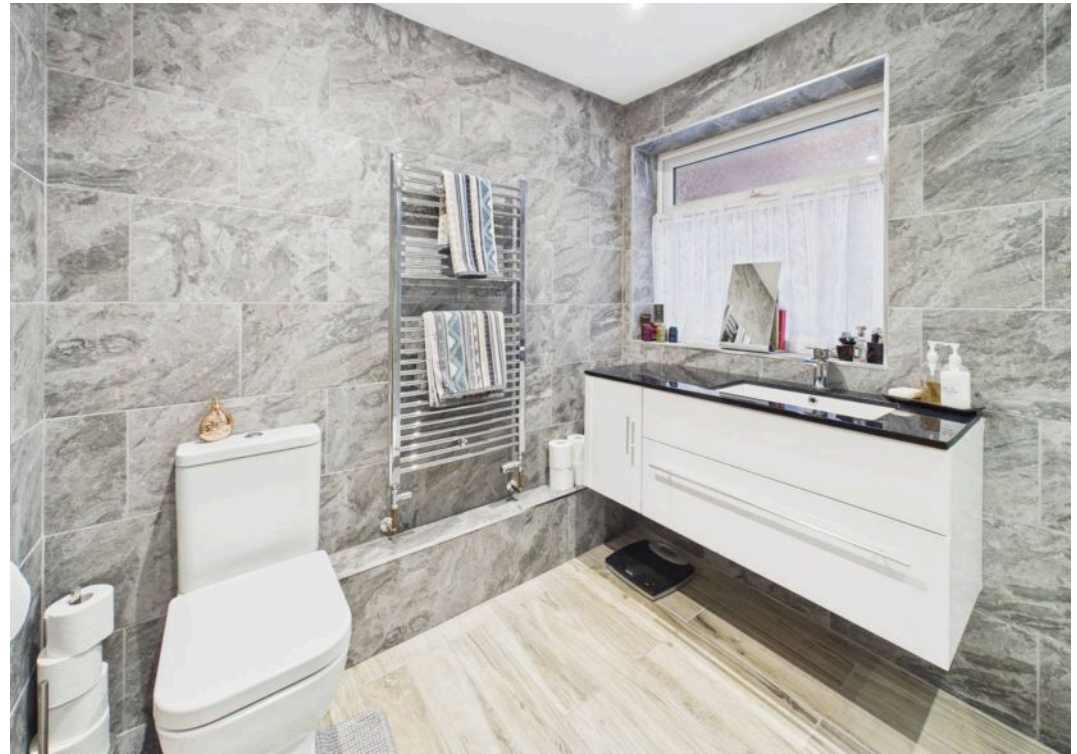
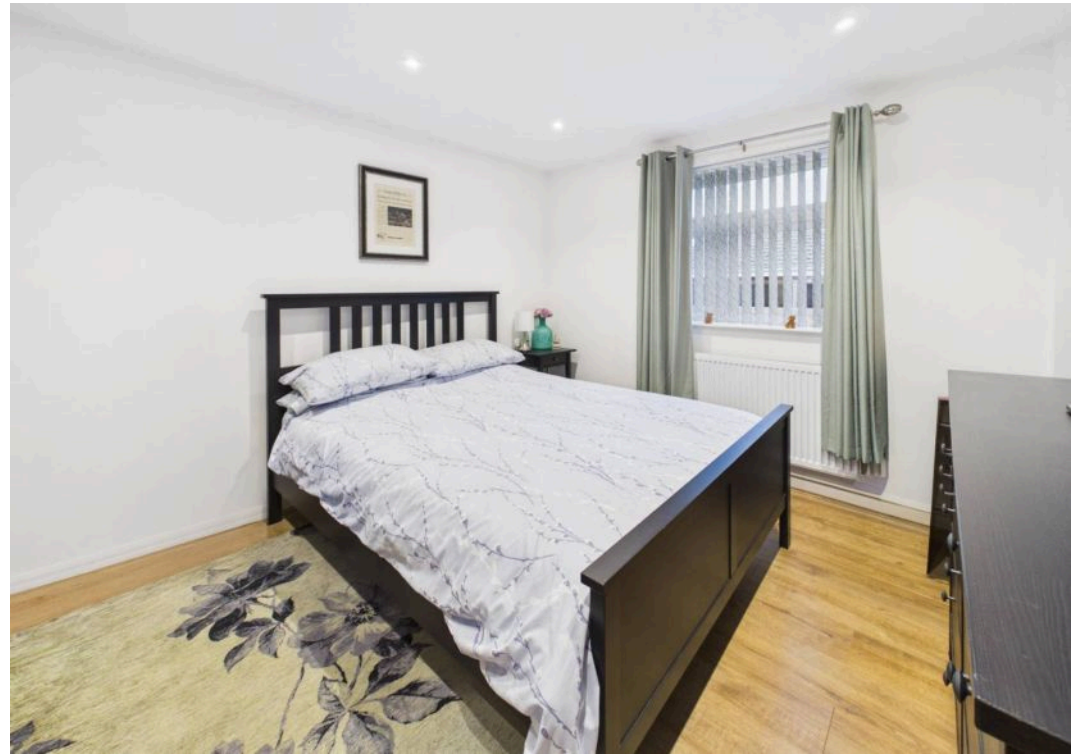
- Well proportioned and well presented detached bungalow which underwent extensive modernisation work a few years ago
- Two good sized double bedrooms, bedroom one with fitted wardrobes
- L-shaped entrance hall with deep cloaks/storage cupboard
- Lounge with fireplace with electric log effect burner, two windows to the side elevation and patio doors to a conservatory
- UPVC double glazed conservatory with radiator, laminate flooring and French doors to the rear garden
- Large, modern dining kitchen with a range of white gloss finish handleless units, integrated appliances and tiled flooring
- Modern, fully tiled shower room/Wc with double width shower cubicle, and washbasin set to a wall mounted vanity unit with granite worktop
- Combination gas central heating, UPVC double glazing
- Tandem driveway provides off road parking for













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

121.7 m<sup>2</sup>

1310 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.

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## David James Estate Agents

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