



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

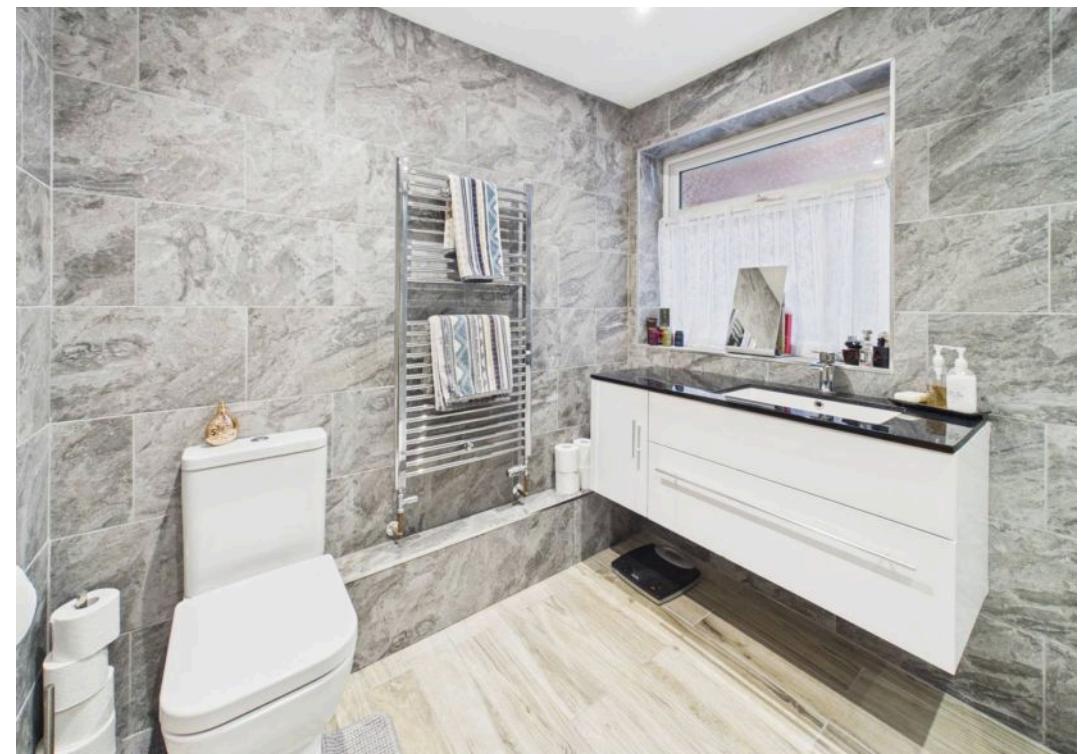
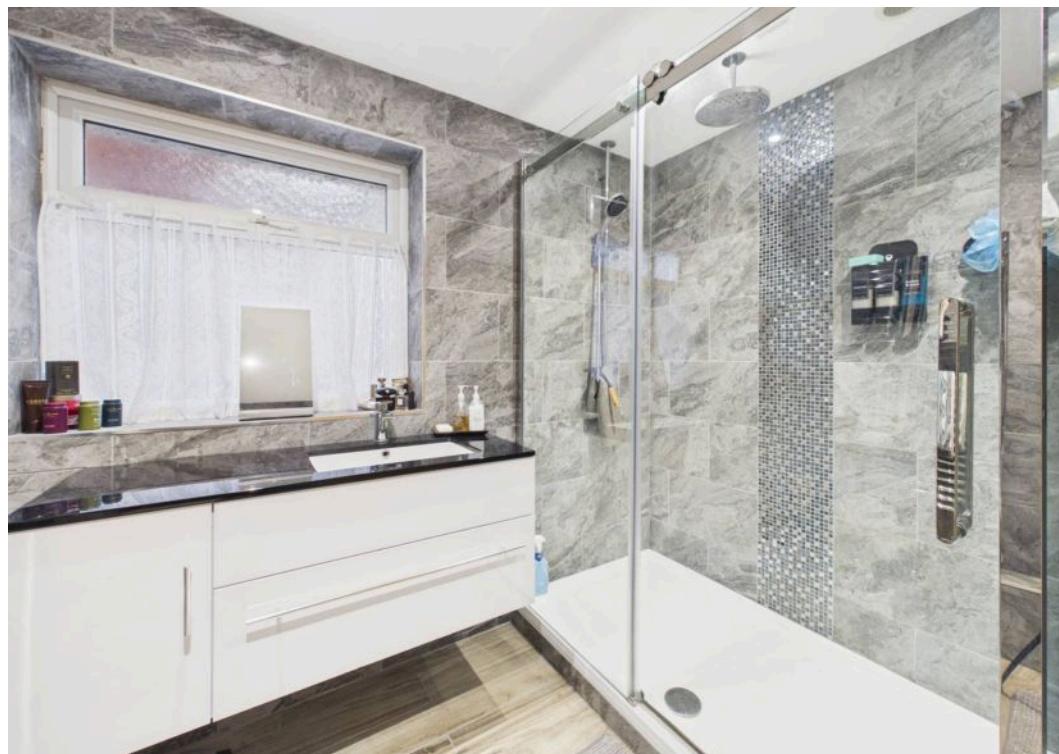
EPC Energy Efficiency Rating: D

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









(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