



**28 Columbia Avenue, Sutton-In-Ashfield - NG17 2HA**

Guide Price **£245,000**





## 28 Columbia Avenue

Sutton-In-Ashfield, Sutton-In-Ashfield

Beautifully presented 3-bed semi-detached family home with a modern kitchen, 2 reception rooms, stylish bathroom, large garden with patio as well as both a driveway and garage!  
Council Tax band: B

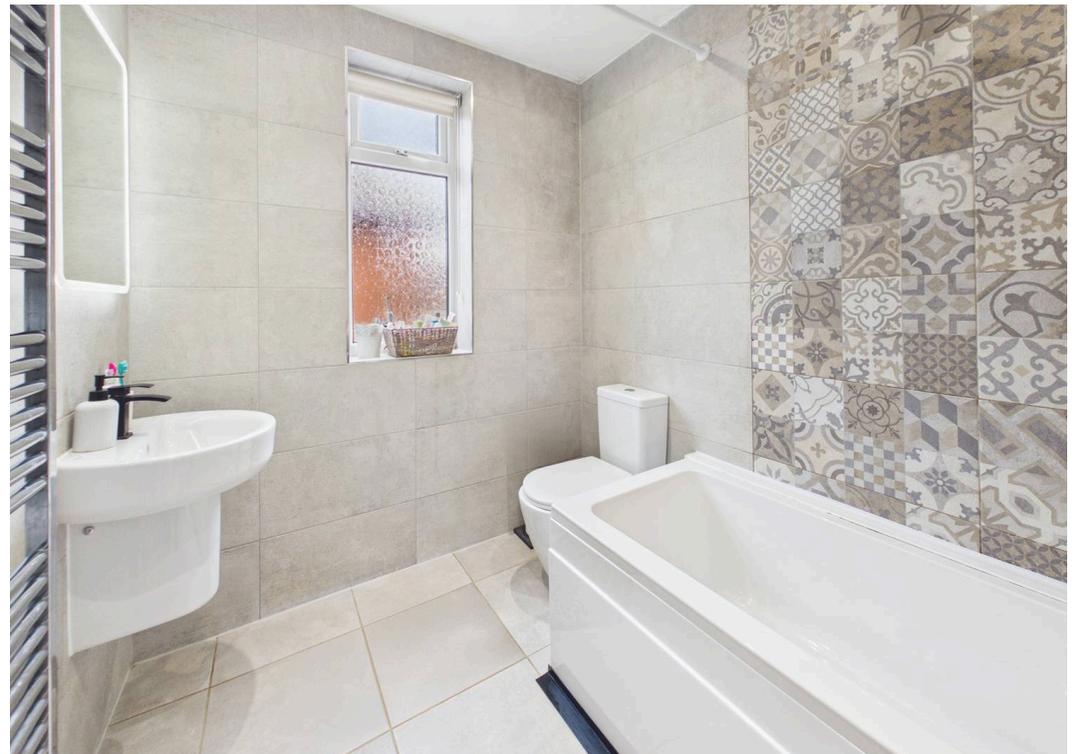
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Traditional semi-detached family home
- Beautifully-presented throughout
- Within easy reach of amenities, supermarkets, schools and excellent transport links
- Bright and spacious lounge with a feature bay window and solid-fuel burner
- Separate versatile sitting/play room with original flooring
- Superb open plan dining kitchen with integrated cooking appliances
- Three first floor bedrooms
- Modern bathroom with a three-piece white suite and rainfall over-bath shower
- Generous lawned rear garden with a variety of patio seating areas and a summerhouse
- Driveway and garage provide multi-vehicle off-street parking







Floor 0 Building 1

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

84.2 m<sup>2</sup>  
906 ft<sup>2</sup>

**Reduced headroom**

0.4 m<sup>2</sup>  
4 ft<sup>2</sup>



Floor 1 Building 1

(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.

GIRAFFE360





## David James Estate Agents

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