



106 Forest Road, Sutton-In-Ashfield – NG17 3BB

Guide Price **£220,000**

DavidJames
the estate agent



106 Forest Road

Sutton-In-Ashfield

Spacious 4 bed semi with flexible ground floor bedroom and wet room, modern kitchen, low-maintenance garden, off-road parking, and great location near amenities, schools, and transport links.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Extended semi-detached house providing versatile accommodation
- Four bedrooms, ground floor bedroom four/additional reception room with en-suite wet room
- Entrance hall, lounge with laminate flooring and period style fireplace
- Good sized dining kitchen with timber panelled units and tiled flooring as well as French doors to the rear garden
- Fully tiled first floor bathroom/Wc with white suite and freestanding roll-top bath and with shower attachment
- UPVC double glazing, gas central heating
- Block paved driveway provides off road parking
- Low maintenance rear garden with artificial lawn and paved and block paved seating areas
- Adapted accommodation making it ideal for those requiring ground floor sleeping and bathing facilities









Floor 0

Approximate total area⁽¹⁾

101.7 m²

1095 ft²



Floor 1

(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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