



45 Carnarvon Grove, Sutton-In-Ashfield – NG17 2HH

Guide Price **£275,000**

DavidJames
the estate agent



45 Carnarvon Grove

Sutton-In-Ashfield

Generous 3 bed detached bungalow offering multi-vehicle parking, 2 garages and well-proportioned living spaces! Ideal for those seeking single-storey living and within easy reach of local amenities!

Council Tax band: C

Tenure: Freehold

- Generous detached bungalow
- Ideal for those seeking the benefits of single-storey living
- Within easy reach of Sutton-in-Ashfield's amenities and Brierley Forest Park
- Bright and spacious lounge with a feature stove burner
- Open-plan dining kitchen with an included range cooker and French doors
- Three well-proportioned bedrooms (bedroom two/current sitting room)
- Modern four-piece bathroom (included a roll-top bath and separate shower enclosure)
- Large and desirable plot offering a large established garden with outbuildings
- Hardstanding driveway parking to the front for multiple vehicles
- Two useful garages providing secure parking or workshop space



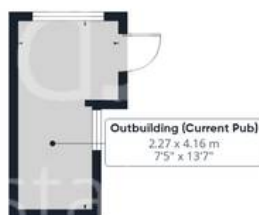




Floor 0 Building 1



Floor 0 Building 2



Floor 0 Building 3



Approximate total area⁽¹⁾

149.8 m²

1612 ft²

(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

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.