



HUTHWAITE ROAD | | SUTTON-IN-ASHFIELD | NG17 2GY

**BuckleyBrown**  
ESTATE AGENTS

SETTING THE STANDARD!...We certainly have a treat in store for you with this gorgeous three/four-bedroom, detached bungalow! This property has been modernised throughout with stylish decor and quality fixtures and fittings. The external is equally great too, boasting an exceptional plot with parking for multiple cars. Located just a short walk from the town, within close proximity of schools, pubs, A38 & M1 for convenience.

Let's start with one of our favourite features within this home, which has to be the lounge! This space will certainly appeal to those who entertain family and friends. There is also ample space for furnishings and homely touches. Just across from here is an open-plan dining area with space for a good-sized table and chairs, perfect for hosting dinner parties! Next, we move into the impressive kitchen, which is fitted with a range of modern high gloss wall and base units, and work surfaces to match. You won't need to touch a thing! Not to mention the modern flooring and show stopping island with a breakfast bar to enjoy your morning coffee! This property also comprises a spacious study room which offers versatility to become a second sitting room or even a fourth bedroom!

From the inner hallway, you'll be welcomed by three versatile and spacious bedrooms, two with the added luxury of their own private ensuite's, and the master with built-in wardrobe space! There is even a stunning family bathroom, that has been presented to a fantastic standard to suit modern-day living. In addition, there are two handy cupboards providing ample storage for added convenience.

Outside will definitely tick those remaining boxes, with the beautiful maintained rear garden with lawn, mature trees and fence surrounding. The outdoor area offers plenty of space for seating and a BBQ in the summer! The front presents a fantastic driveway with space for multiple cars, not to mention the garage with plenty of space for useful storage. Call now to arrange a viewing!





#### Hall

With access to;

**Living Room 19'8" x 19'9"**

Including a bay window to front elevation and double sliding doors to the rear.

**Dining Room 11'0" x 12'7"**

With dual aspect windows.

**Kitchen 12'7" x 19'0"**

Including matching cabinets with work surface over and space for appliances. Including an island with a breakfast bar.

**Bedroom One 12'7" x 15'1"**

With window to the rear elevation. Including fitted storage.

**Ensuite 5'8" x 11'6"**

With window to side elevation.

**Bedroom Two 11'6" x 12'6"**

With window to side elevation.

**Ensuite 4'9" x 9'6"**

With window to side elevation.

**Bedroom Three 9'8" x 13'3"**

With window to elevation.

**Bathroom 5'8" x 8'11"**

Including a three-piece suite.

**Study 16'8" x 16'11"**

With windows to side elevation.

**Outside**

A beautifully maintained garden with surrounding trees and shrubs to the rear. Including a spacious driveway with parking for multiple cars.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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