



£175,000

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

**BuckleyBrown**  
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Welcome to this traditional and spacious three-bedroom semi detached home located in the prime location of Huthwaite. With its well-maintained condition, three double bedrooms, flexible living spaces, and a range of desirable features, this property presents a fantastic opportunity for those seeking something to make your own.

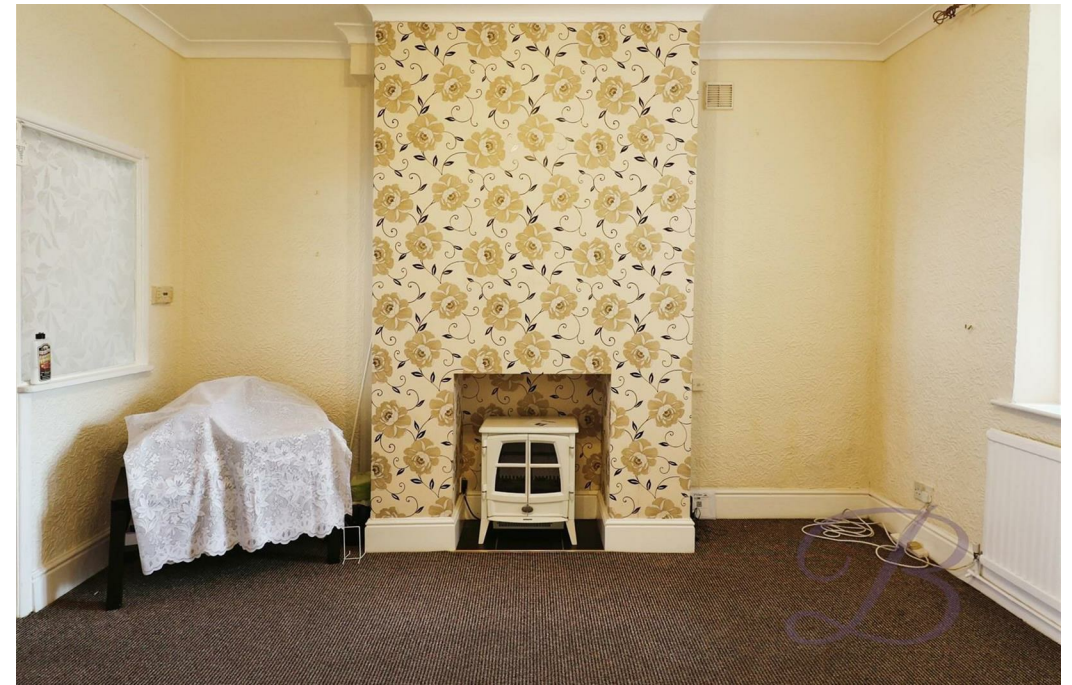
Step inside to discover a spacious living room, making this a wonderful space to relax with family and friends. Complimented well with double doors leading into the front room which lends itself lovely as a dining room, with a bay window allowing a wealth of natural daylight to flow through. Moving through to kitchen you will find a range of matching cabinets and essential appliances, perfect for practicing your culinary skills. Completing this floor is a conservatory giving access to the garden.

The three double bedrooms provide generous proportions, offering ample space to add your own stamp. These rooms are well-appointed, providing comfort and versatility to cater to your individual needs. The family bathroom can be found just off the landing and comprises of a three piece suite.

The outside of this property certainly adds character. There is a low maintenance frontage with on street parking for added convenience. To the rear there is a well established garden catching the sun all day long, with patio and decked seating areas, whats not to love?

Call now to arrange a viewing!





**Porch**  
With access to the hallway.

**Hallway**  
With leading access to;

**Living Room**  
Ample furniture space and double doors giving access to the dining room. With a window to the rear elevation.

**Dining Room**  
With a bay window to the front elevation allowing a wealth of natural daylight to flow through.

**Kitchen**  
Complete with a range of matching cabinets and wall units, inset sink and drainer, integrated appliances and windows to the side elevation.

**Conservatory**  
With surrounding windows and an external door giving access to the rear garden.

**Landing**  
With access to;

**Bedroom One**  
With a window to the front elevation.

**Bedroom Two**  
With a window to the rear elevation.

**Bedroom Three**  
With a window to the side elevation.

**Bathroom**  
Three piece suite comprising of a hand wash basin, low flush WC and bath.

**Outside**

Low maintenance frontage with on street parking. To the rear there is a well established garden with patio and decked seating areas and fence surround offering a degree of privacy. Not to mention the sun all day.





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) A			81
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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