



£175,000

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

BuckleyBrown
ESTATE AGENTS

SIMPLY BEAUTIFUL!...This Traditional and spacious three-bedroom semi-detached home, nestled in the ideal location of Huthwaite, offers a blend of charm and modern convenience. With its well-maintained condition, three generously sized double bedrooms, and versatile living spaces, this property provides a fantastic opportunity for those seeking something to make your own. Situated within close distance to amenities such as the Brierley Forest walking trail, perfect for those who enjoy scenic dog walks or jogging. The Lamas Leisure Centre is also close by and has a gym, ice rink and swimming facilities. Not to mention being close to three beautiful churches and two reputable schools within the catchment area.

As you step inside, you'll be greeted by a spacious living room, perfect for relaxing and entertaining. This inviting space flows seamlessly through double doors into the front room, an ideal setting for a dining room, enhanced by a charming bay window that floods the area with natural light. The kitchen boasts a range of shaker style cabinets and essential appliances, catering to your culinary needs. Completing the ground floor is a delightful conservatory that opens onto the garden, offering a peaceful spot to unwind and read a book!

Upstairs, the three double bedrooms are generously proportioned, providing ample space for personalisation. These well-appointed rooms offer comfort and versatility, accommodating a variety of needs. The family bathroom, conveniently located off the landing, features a modern three-piece suite. What's not to love?

Externally, the property boasts character, with a low-maintenance frontage and the added benefit of on-street parking for convenience. The rear garden is a true highlight, well-established and basking in sunlight throughout the day. With both patio and decked seating area, the perfect outdoor haven for enjoying warm days and evenings.

Call now to arrange a viewing and experience this wonderful home for yourself!





Porch
With access to the hallway.

Hallway
With leading access to;

Living Room 11'11" x 12'7"
Ample furniture space and double doors giving access to the dining room. With a window to the rear elevation.

Dining Room 12'7" x 13'0"
With a bay window to the front elevation allowing a wealth of natural daylight to flow through.

Kitchen 7'9" x 11'7"
Complete with a range of matching cabinets and wall units, inset sink and drainer, integrated appliances and windows to the side elevation.

Conservatory 6'7" x 6'8"
With surrounding windows and an external door giving access to the rear garden.

Landing
With access to;

Bedroom One 11'10" x 11'11"
With a window to the front elevation.

Bedroom Two 10'4" x 13'1"
With a window to the rear elevation.

Bedroom Three 7'11" x 11'9"
With a window to the side elevation.

Bathroom 6'5" x 11'11"
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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