



Offers Over £240,000

| HUTHWAITE | SUTTON-IN-ASHFIELD | NG17 2PL

**BuckleyBrown**  
ESTATE AGENTS



ONE TO APPRECIATE!.. Introducing this homely two-bedroom detached bungalow! This property is located within Huthwaite and nearby to a range of shops, amenities and excellent commuter links that make it easy to travel to neighbouring towns and cities. Lets take a look inside...

As we step inside you will be welcomed into the kitchen area, this comes complete with a range of matching neutral units and cabinets with work surfaces, including an integrated oven and space for appliances, everything you need to cook meals for the family! Flowing through to the dining room from here you will find ample furniture space to enjoy sit down meals and entertain. Moving forward, you will be greeted by a spacious living room which is complemented by a log burner fireplace making this a lovely space to unwind after a long day.

As you walk further you will find two generous bedrooms which have been lovingly maintained, one of these benefiting from built-in wardrobes. The family shower room is just off the hallway and comprises a three piece suite. As you can see this property has been well looked after and is a move-in ready! Not to forget upstairs having two storage rooms offering great versatility.

Heading outside, this bungalow comes with a garage and private driveway allowing for off road parking. The garden has been landscaped beautifully with a patio seating, a well-maintained private lawn, fruit trees and a shed. You won't need to touch a thing. This property really is the whole package!

Call now to book a viewing!





#### Entrance Hallway

With storage cupboard and further access to;

#### Kitchen 8'0" x 8'11"

Complete with a range of matching cabinets, inset sink and drainer, integrated appliances and a window to the front elevation. This room is also open plan to the dining room for added convenience.

#### Dining Room 6'9" x 8'11"

Ample furniture space with a window to the side elevation and access to the living room.

#### Living Room 11'1" x 15'11"

Spacious living room with a window to the side elevation along with a warm and cosy log burner fireplace.

#### Bedroom One 9'10" x 13'10"

With carpeted flooring, central heating radiator, built in wardrobes and a window to the side elevation.

#### Bedroom Two 9'11" x 10'8"

With carpeted flooring, central heating radiator and an external door to the side elevation.

#### Shower Room 6'7" x 6'8"

Three piece suite comprising of a hand wash basin, low flush WC, shower and a window to the rear elevation.

#### Loft

Two versatile storage rooms with carpeted flooring, electrical points and central heating radiators.

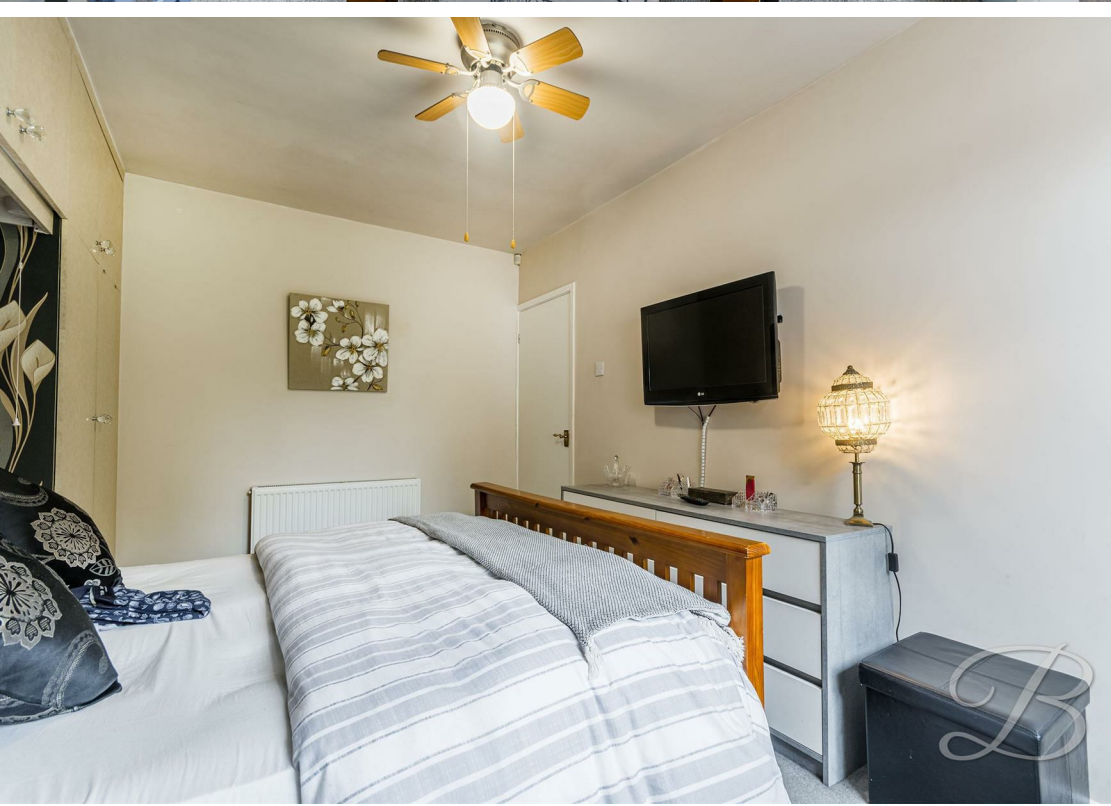
#### Outside

Low maintenance frontage with a private

driveway allowing for off road parking.

Towards the end of the driveway you will also find a handy garage. The garden is decorative with fruit trees, both lawn and patio areas and shed whilst being private and not overlooked.







Ground Floor  
71 sq.mt / 764.23 sq.ft  
Approx

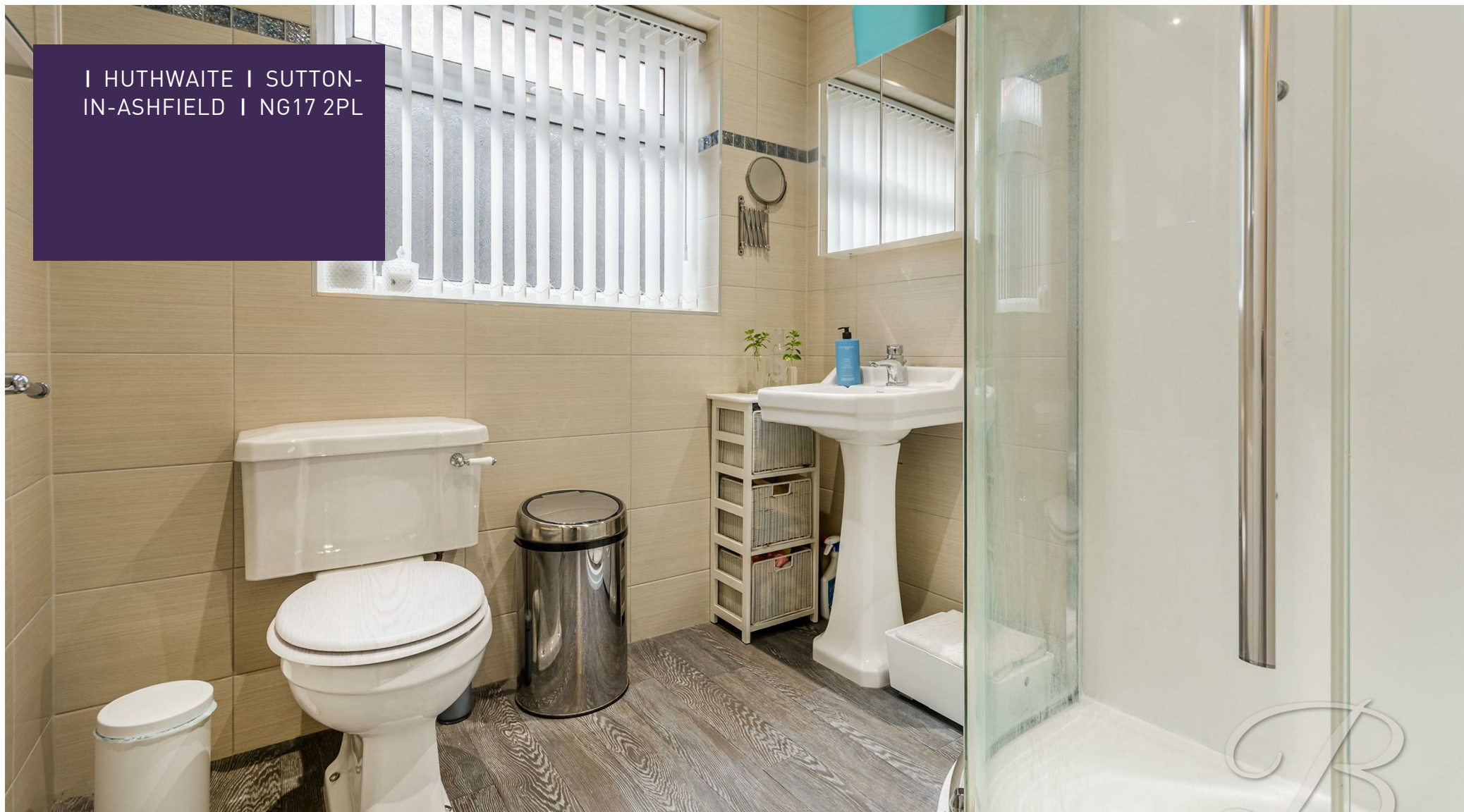


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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. Specifically 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>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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