



Offers Over £270,000

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

**BuckleyBrown**  
ESTATE AGENTS

THE ONE FOR YOU!... Welcoming you to this wonderful three-bedroom semi-detached home. Positioned in the popular and convenient area of Sutton-In-Ashfield. This house has been updated to a lovely standard and offers a well-planned layout, local amenities and a spacious rear garden. Let's take a look around..

The ground floor features two spacious living areas, both filled with natural light and fitted with feature fireplaces creating a warm and cosy atmosphere. The open plan kitchen/diner features an attractive range of units and cabinets with space for appliances, perfect space for those who love to cook! This room is also complemented by velux windows and patio doors, allowing a wealth of natural daylight to flow through. The ground floor comes complete with a handy utility and shower room.

Heading to the first floor, you'll discover three well looked after bedrooms, providing ample space for your own personal touches. The family bathroom is just down off the landing and is fitted with a three-piece suite.

Outside, the residence boasts a delightful garden with decorative areas area, perfect for BBQ's in the summer months. This property comes handy with a garage for ample storage. Not to mention space for a driveway to the front.

Don't let this superb opportunity slip through your fingers! Call our team today and book in a viewing!





#### Entrance Hallway

With windows to the front elevation and access to;

#### Living Room 12'4" x 12'5"

Fitted with a feature fireplace and open to the kitchen/diner and additional living area.

#### Living Room 11'1" x 13'6"

Fitted feature fireplace and bay window to the front allowing a wealth of natural light to flow through.

#### Kitchen/Dining Room 19'0" x 20'2"

Open plan complete with a range of matching cabinets, inset sink and drainer, integrated appliances and a window to the side elevation. There is also ample furniture space with velux windows and patio doors leading onto the back garden.

#### Utility 6'3" x 6'4"

With fitted worktops, space and plumbing for a washing machine and tumble dryer. With dual aspect windows to the side and rear, velux windows and an external door to the rear elevation.

#### Shower Room 6'3" x 6'4"

Three piece suite fitted with a hand wash basin, low flush WC and shower. Fitted with a velux window.

#### Landing

With leading access into;

#### Bedroom One 12'3" x 12'0"

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

#### Bedroom Two 11'0" x 12'5"

With carpeted flooring, central heating radiator and a bay window to the front.

#### Bedroom Three 7'1" x 7'4"

Carpeted flooring, central heating radiator and a window to the front elevation.

#### Bathroom 7'4" x 7'7"

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

#### Garage 11'0" x 15'9"

Accessible from the side elevation.

#### Outside

Off street parking to the back and driveway to the front of the property. To the rear there is a well established garden with gravelled decorative areas and a decked seating area.





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>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>69</b>	
(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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BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | [mansfield@buckleybrown.co.uk](mailto:mansfield@buckleybrown.co.uk) | [www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

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