



Offers Over £120,000 Freehold

28 MARKET PLACE | HUTHWAITE | SUTTON-IN-ASHFIELD | NG17 2QX

BuckleyBrown
ESTATE AGENTS

A GREAT OPPORTUNITY!!...

we welcome you to this two bedroom terraced property positioned in the heart of Huthwaite, Sutton-In-Ashfield. This house hosts a well-planned layout, local amenities and a spacious rear garden. Let's take a look around..

The living room is a comfortable and inviting space, perfect for relaxing or entertaining. It features ample natural light, creating a bright and airy atmosphere. With plenty of room for furniture and decor, the space offers a cozy and welcoming feel. The open plan kitchen/dining area comes complete with a matching array of cabinetry, with ample worktop space and an inset sink and drainer. The kitchen/dining room is a perfect size to practice your culinary skills, as-well as space for a dining table and chairs, for enjoying those sit down meals! Lets take a look upstairs...

Heading upstairs, you will be welcomed by two generously sized bedrooms, both have been kept to a great standard and offer space and flexibility to add your own homely furnishings. The bathroom comprises of a neutral three piece suite including a bath with an over head shower.

The garden features a well-maintained laid lawn, offering a neat and spacious area for outdoor activities. A patio seating area provides the perfect spot for relaxation or dining, while surrounding fences ensure privacy.

This is a fantastic opportunity to acquire a beautiful terraced house in a desirable location. The blend of comfort and convenience this property offers is not to be missed. Call today to book a viewing!





Living room 10'11" x 13'1"

With laminate flooring, built in storage cupboard and window to front elevation.

Dining room 12'10" x 13'1"

With laminate flooring, central heating radiator and window and door to rear elevation. This room has an open plan design through to the kitchen.

Kitchen 6'0" x 7'10"

Complete with a matching array of cabinetry with ample worktop space with an inset sink and drainer. With laminate flooring and window to side elevation.

Landing

Doors provide access into;

Bedroom One 10'11" x 13'1"

With laminate flooring, central heating radiator and window to front elevation. This room benefits from a built in wardrobe.

Bedroom Two 8'2" x 12'11"

With laminate flooring, central heating radiator and window to rear elevation. This room benefits from a built in wardrobe.

Bathroom 4'10" x 9'10"

Complete with a three piece suite including a bath with an over head shower, low flush WC and hand wash basin.

Outside

To the rear of the garden you will find a well maintained lawn and a patio seating area, with surrounding fences.







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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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