



£140,000

34 KING STREET | HUTHWAITE | SUTTON-IN-ASHFIELD | NG17 2PA

BuckleyBrown
ESTATE AGENTS

CHARACTERFUL AND HOMELY!

Situated in the popular area of Sutton-in-Ashfield, this charming property offers a convenient location with easy access to local amenities, schools, and transport links, making it ideal for a range of buyers.

Upon entering the home, you're welcomed into a homely living room featuring a warm and inviting fireplace, perfect for cosy evenings. The living area flows seamlessly into a well-sized kitchen with integrated appliances, offering ample space for a dining table and chairs. Just off the kitchen is a handy porch, ideal for additional storage or housing extra appliances.

Upstairs, the first floor boasts two generously sized bedrooms, providing comfortable and versatile living space. A well-appointed bathroom completes the upper level with a wooden panel bath making this the perfect place to relax and unwind.

Externally, the property features a private front garden with a small lawn and a convenient parking area. To the rear, you'll find a beautifully maintained garden with a patio area, well maintained lawn, and mature shrubs and trees—an ideal setting for outdoor relaxation or entertaining. Could this one be for you? Call today to book a viewing.





Living Room 13'0" x 12'1"

Carpeted flooring with central heating radiator and a feature fireplace. With built-in storage cupboards and a window to the front elevation.

Kitchen 13'0" x 14'2"

Matching cabinets with work top space above, integrated oven and gas hob, space for appliances, an inset sink and window to the rear elevation along with a door leading into the porch. Space for a dining table and chairs.

Porch

Entrance from the rear elevation into the kitchen, spacious and the perfect place for appliances.

Landing

Landing with access to the first floor bedrooms and bathroom.

Bedroom One 12'4" x 13'1"

Spacious carpeted bedroom with central heating radiator, feature fireplace and a window to the front elevation.

Bedroom Two 7'9" x 11'0"

Carpeted bedroom with central heating radiator and a window to the rear elevation.

Bathroom 5'0" x 8'2"

Three piece suite with a wooden panel bath, hand wash basin and low flush WC.

Outside

Private front garden with lawn area and



designated parking spot along with a garage. To the rear elevation you will find a lovely garden space with a mix of lawn and patio along with some established plants, trees and shrubs.



Ground Floor
40 Sq.m/ 435.69 Sq.ft
Approx



First Floor
38 Sq.m/ 405.83 Sq.ft
Approx



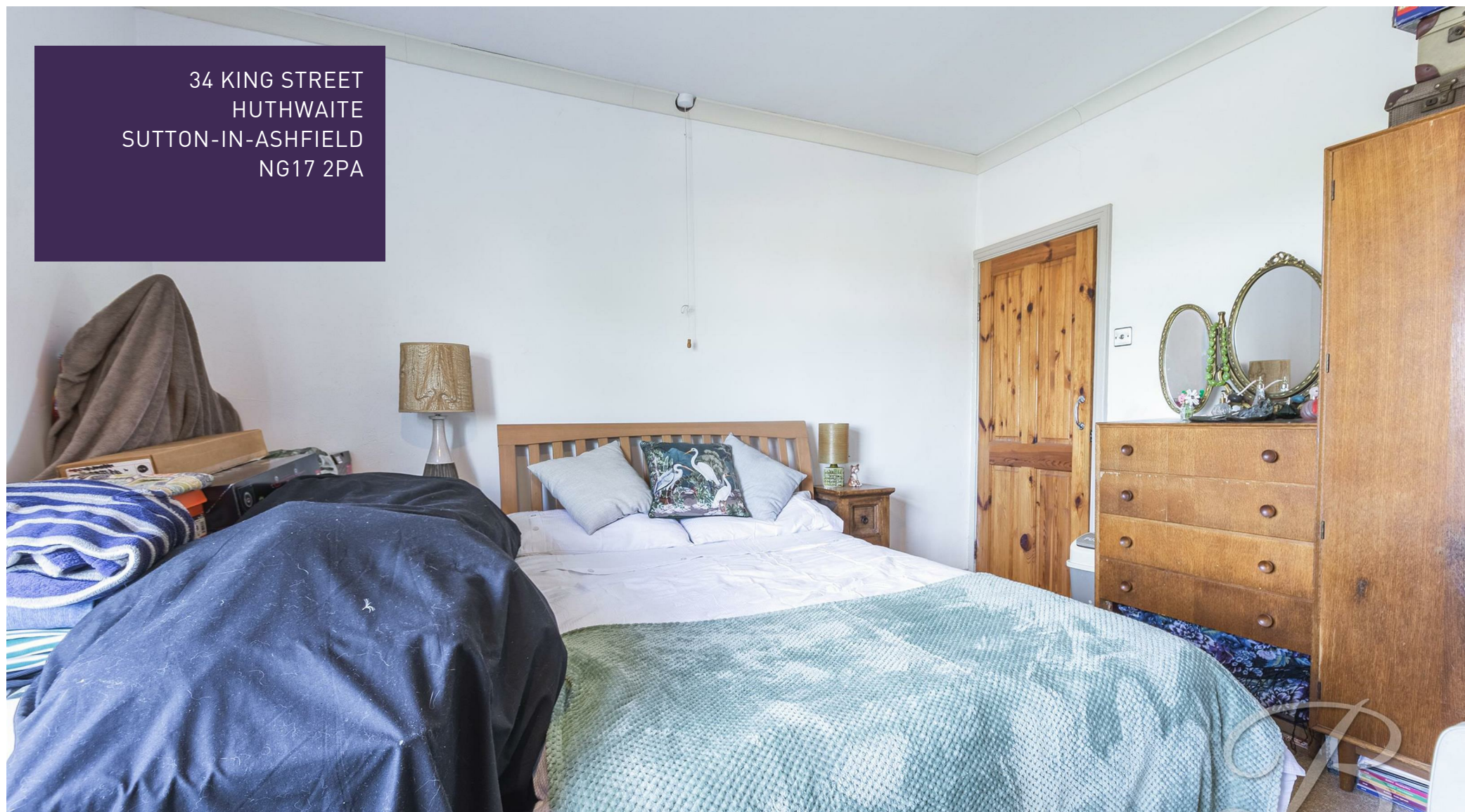
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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) A		89
(81-91) B		
(69-80) C		48
(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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BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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