



£350,000 Freehold

117 HUTHWAITE ROAD | | SUTTON-IN-ASHFIELD | NG17 2GY

**BuckleyBrown**  
ESTATE AGENTS

\*\*\* GUIDE PRICE £350,000 - £375,000 \*\*\*

Welcome to this beautiful three-bedroom detached home, offering spacious and versatile living in a highly sought-after area of Sutton-in-Ashfield. Ideally located close to excellent local amenities, schools, and transport links, this property is perfect for families, professionals, or anyone seeking flexible space to work or relax.

Upon entry, a welcoming porch leads into a bright hallway. The well-equipped kitchen features fitted units, ample worktops, and integrated appliances, combining style and functionality—ideal for everyday meals or entertaining. The open-plan living and dining area is a highlight, offering a light-filled, airy environment designed for comfortable living and social gatherings. The living room boasts elegant double doors opening onto the rear garden, flooding the space with natural light and creating a seamless flow outdoors. The dining area features a charming fireplace, adding warmth and character. To the front, a versatile second reception room serves as a home office or sitting room, complete with another attractive fireplace, perfect for relaxation or work. A separate utility room adds practicality by providing additional storage.

Upstairs, three generous bedrooms provide ample space and personalisation options. A modern family bathroom with a three-piece suite completes the first floor.

Outside, the front boasts a spacious driveway, detached garage, and well-kept lawn framed by mature trees and shrubs, offering privacy and kerb appeal. The rear garden features a generous lawn, paved patio seating area, and beautifully landscaped borders with mature trees and shrubs, creating a peaceful and private outdoor retreat—ideal for entertaining or relaxing.

Call today to view!!!





**Porch**  
surrounding windows and access into the main hallway.

**Hall**  
Cupboard under the stairs and further access to;

**Sitting Room/Office 12'0" x 11'11"**  
Spacious reception room with a feature fireplace and a box window to the front.

**Dining Room 10'4" x 12'0"**  
Open plan layout with ample space for desired furnishings.

**Lounge 10'4" x 11'4"**  
Bright and airy reception area complemented by patio doors opening to the rear garden.

**Kitchen 10'2" x 11'4"**  
Complete with a range of matching wall and base cabinetry, inset sink with drainer, integrated appliances and a window to the rear elevation. Access to a handy utility room.

**Utility 13'8" x 9'3"**  
Providing ample storage with a window and an external door to the rear. Access through to the garage for added convenience.

**Landing**  
Window to the side elevation and further access into;

**Bedroom One 12'0" x 12'1"**  
Laminate flooring, central heating radiator and patio doors opening to the rear.



**Bedroom Two 12'0" x 11'11"**  
Laminate flooring, central heating radiator and a window to the front elevation.

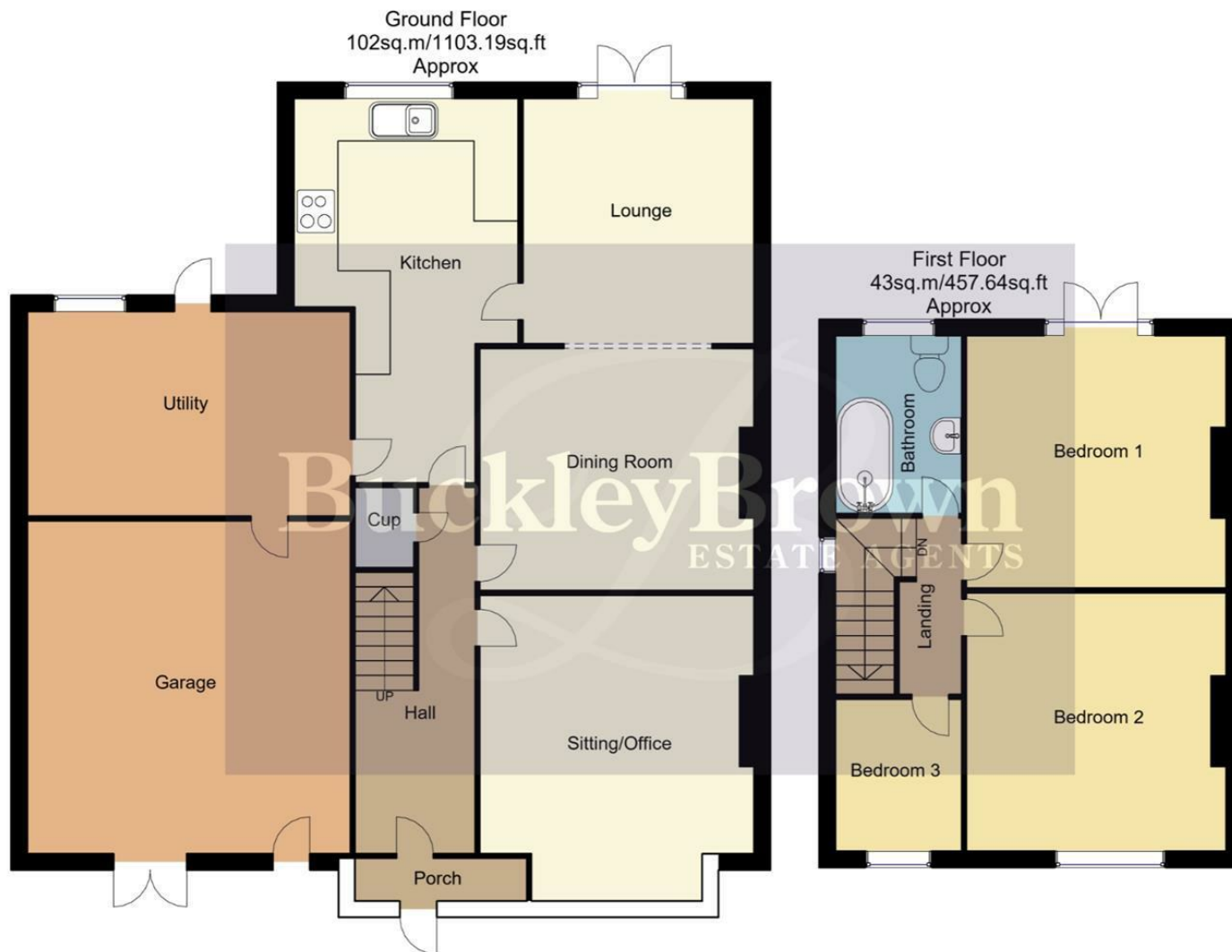
**Bedroom Three 6'0" x 7'2"**  
Laminate flooring, central heating radiator and a window to the front elevation.

**Bathroom 6'0" x 8'4"**  
Three piece suite comprising of a hand wash basin, low flush WC and a bath with an overhead shower for added convenience. Window to the rear.

**Outside**  
The front of the property features a spacious driveway, detached garage, and a well-maintained lawn, framed by mature trees and established shrubs. To the rear, you'll find a generous laid lawn, a paved

patio seating area, and beautifully landscaped borders with mature trees and surrounding shrubs.

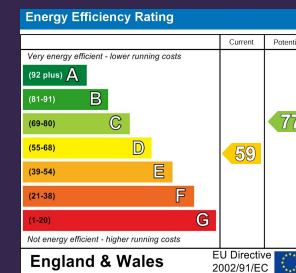




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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.





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