



£950 Per Month

3 PORTLAND HEIGHTS | HUTHWAITE | SUTTON-IN-ASHFIELD | NG17 2QN

BuckleyBrown
ESTATE AGENTS

****FIRST 3 MONTHS AT REDUCED RENT AT £995 AFTER 3 MONTHS RETURNS TO £1050****

TAKE THE LEAP!.. Located on a delightful cul-de-sac in Huthwaite sits this beautiful three-bedroom house, which has been lovingly decorated from top to bottom with a neutral colour palette and complementary flooring. This home is within reach of local schools and amenities, with good links to the M1 and surrounding areas. You must view to truly appreciate!

The ground floor features a welcoming entrance hallway with a handy WC to your right, which guests can easily utilise. The first thing that will catch your eye is the spacious family lounge, which benefits from French doors flooding this space with natural light while providing convenient access to the rear garden. Here, you'll notice there is a fantastic amount of space for you to add your furnishings. The kitchen is fantastic too, featuring a range of shaker cabinets and units, which are paired nicely with tiled walls. Together with space for your essential appliances.

Upstairs, you will be equally impressed to find three well presented bedrooms, all of which offer a warm and inviting spot for you to unwind. In addition, there is a modern bathroom fitted with a panelled bath, a pedestal sink, and WC. What's not to love?

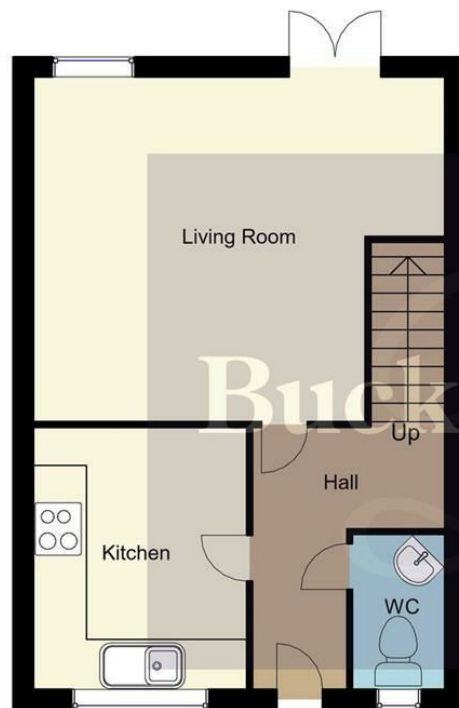
Outside is sure to keep you smiling, with a lawned area to the front. The property also benefits from 2 allocated private parking spaces and driveway. The rear garden offers a beautiful space for you to sit back and enjoy the sun. Offering a patio area, lawn, and fence surround for additional privacy. You don't want to miss out on this wonderful home; call now to arrange a viewing!







Ground Floor
35 Sq.mt / 376.73 Sq.ft
Approx



First Floor
36 Sq.mt / 376.73 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		91
(81-91) B		
(69-80) C	77	
(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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