



Offers Over £160,000 Freehold

27 THE HEADSTOCKS | HUTHWAITE | SUTTON-IN-ASHFIELD | NG17 2SR

**BuckleyBrown**  
ESTATE AGENTS

IDEAL FOR FIRST TIME BUYERS...Situated in the quaint area of The Headstocks, Huthwaite, Sutton-In-Ashfield, this delightful semi-detached house offers a perfect blend of comfort and convenience. With its inviting façade and well-maintained exterior, this property is an ideal choice for those seeking a warm and welcoming home in a friendly neighbourhood.

As you step inside, you are greeted by a spacious reception room that exudes a sense of homeliness. This versatile space is perfect for entertaining guests or enjoying quiet evenings with family. The layout flows seamlessly into the kitchen, which is well-equipped and designed for both functionality and style. Here, you can imagine preparing delicious meals while enjoying the company of loved ones. The ground floor also provides a light and airy conservatory as well as a handy WC.

Venturing upstairs, you will find two generously sized bedrooms that offer a peaceful retreat at the end of the day. Each room is filled with natural light, creating a bright and airy atmosphere. The bathroom, conveniently located on this floor, is well-appointed and provides all the necessary amenities for your daily routines. This layout ensures that both comfort and practicality are at the forefront of your living experience.

Outside, the property boasts a charming garden that invites you to unwind and enjoy the fresh air. This outdoor space is a true gem featuring decking, patio and lawn area for the whole family to enjoy. The semi-detached nature of the house also allows for a sense of privacy while still being part of a vibrant community. This home in The Headstocks is not just a place to live; it is a sanctuary where memories are made and cherished.

Could this be the one for you? call up today to secure your booking. 01623 633633





### Hall

Hallway leading to the ground floor rooms.

### Living Room 12'6" x 13'5"

Carpeted living room with central heating radiator, feature fireplace, window to the rear elevation and access to the conservatory.

### Kitchen 6'3" x 9'10"

Matching cabinets with ample worktop space, integrated appliances including an electric hob and integrated oven, an inset sink, and space for additional appliances. Finished with a tiled splashback and a window to the front elevation.

### Conservatory 7'6" x 9'6"

Conservatory with surrounding windows, patio doors to the rear elevation. Perfect for an extra sitting room,

### WC

Low flush WC and hand wash basin.

### Landing

Landing leading to the first floor.

### Bedroom One 12'6" x 11'1"

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

### Bedroom Two 6'6" x 12'4"

Carpeted flooring, central heating radiator, built in cupboard with access from the landing, with window to the rear elevation.

### Bathroom 5'9" x 6'3"

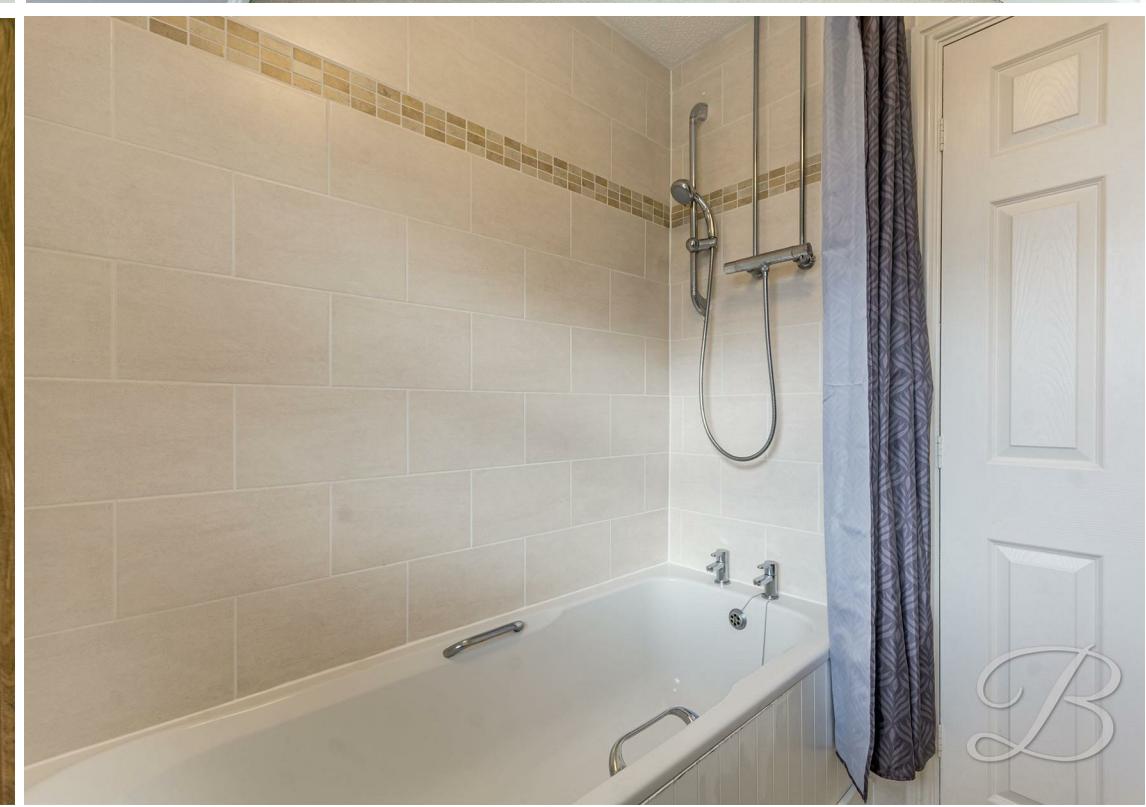
Three piece suite with bath and shower over, hand wash basin and low flush WC.

### Outside

Small lawn area to the front with a



footpath. To the rear is a decking area along with a patio and lawn space.





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. Specifically 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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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