



Woodland Avenue
Huthwaite SUTTON-IN-ASHFIELD

Woodland Avenue Huthwaite SUTTON-IN-ASHFIELD NG17 2QH

for sale
£165,000



Property Description

Situated in a popular residential location is this well maintained and presented semi-detached home. The property has entrance hall with stairs off to first floor accommodation, lounge with media wall and access to the dining kitchen which has integrated oven and hob. The rear lobby has entrance door to the side. To the first floor are three bedrooms and a family bathroom with three piece suite having bath with shower over. The property has double glazed windows throughout, a gas heating and vehicle standing space. Externally the front of the property is approached via wrought iron gates and has vehicle standing space. The rear garden has patio area and is laid to lawn.

Entrance Hall

Having stairs off to first floor, radiator and laminate floor.

Lounge

12' 5" x 13' 5" (3.78m x 4.09m)

Double glazed window to the front, radiator, ceiling coving and recess shelving.

Kitchen

9' 4" x 16' 9" (2.84m x 5.11m)

Fitted with a range of wall units including a glazed display cabinet, base units with corner shelving and complimentary work surfaces over incorporating a single drainer sink unit with mixer tap. Integrated four ring gas hob and electric oven with extractor hood over. Plumbing for the automatic washing machine,

double glazed window to the rear and patio door to the rear provides natural lighting into the room.

Rear Lobby

Providing storage space and entrance door to the side.

First Floor

Landing

Access to the available roof space and double glazed window to the side.

Bedroom One

10' 11" x 10' 6" (3.33m x 3.20m)

Double glazed window to the rear and radiator.

Bedroom Two

10' 11" x 9' 8" (3.33m x 2.95m)

Double glazed window to the front and radiator.

Bedroom Three

8' 1" x 6' 11" (2.46m x 2.11m)

Double glazed window to the front, radiator and dado rail.

Bathroom

6' x 6' (1.83m x 1.83m)

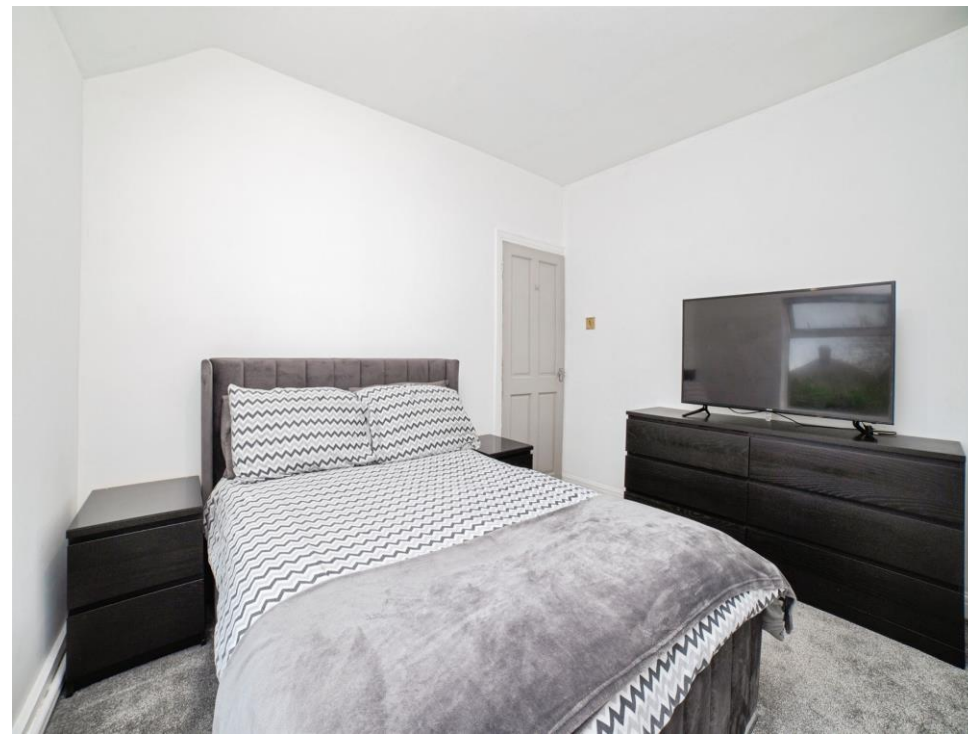
Three piece suite comprising of panel bath

with shower over and side screen,wash hand basin and low flush W/C. Complementary tiled splashbacks,double glazed window to the rear and heated towel rail.

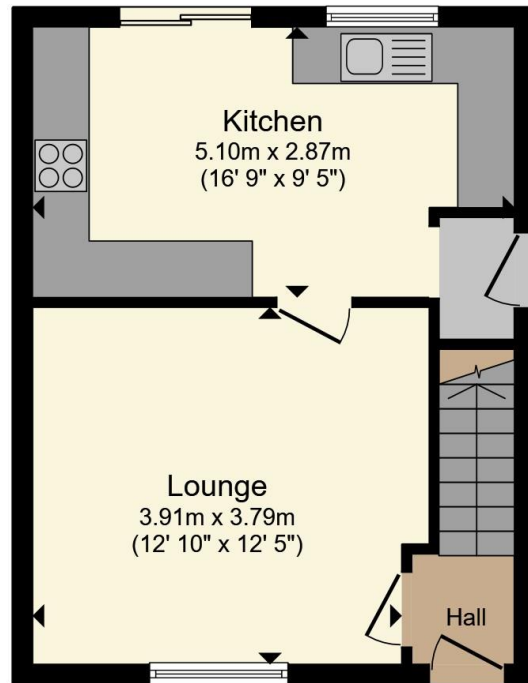
Outside

Externally the front of the property that is approached via wrought iron double gates and has a driveway providing vehicle standing space. The rear garden itself is laid to lawn having patio area.

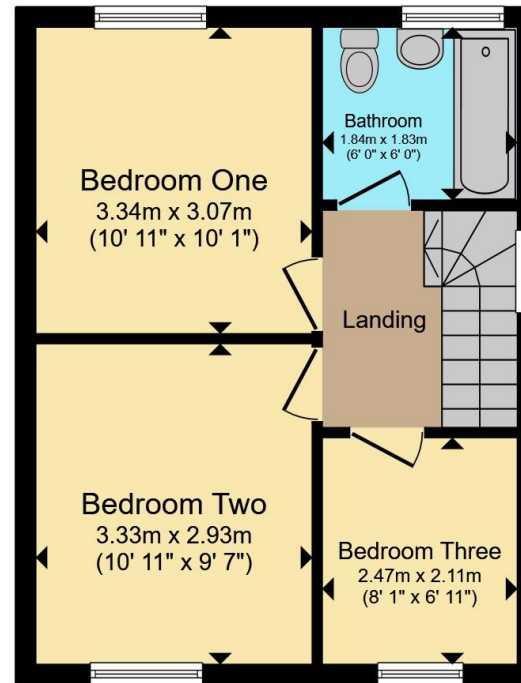








Ground Floor



First Floor

Total floor area 69.0 m² (742 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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22A High Street
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EPC Rating: C Council Tax
Band: A

view this property online hallandbenson.co.uk/Property/ALF104007

Tenure: Freehold



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Property Ref: ALF104007 - 0003