



4 Strawberry Bank, Huthwaite NG17 2QG

Offers Around £155,000

Family home with single storey rear extension occupying a lovely position taking advantage of far reaching views across three counties. **COMPETITIVELY PRICED.**

- Lounge plus separate dining room
- Off street parking
- Extended kitchen
- Ripe for refinement and priced accordingly
- Three good sized bedrooms

DESCRIPTION AND SITUATION

Looking for a "property with potential" at the right price ?....Look no further than this traditional semi detached home that occupies a lovely position in one of the highest points of the County taking excellent advantage of far reaching views across three counties.

The property provides an extremely practical layout with two separate reception rooms and an extended kitchen. On the first floor there are two bedrooms plus a good sized third room making it ideal for occupation by the younger family.

The property is ripe for profitable refinement to personal taste - as has been very adequately reflected in the competitive asking price when due consideration is given to the values that fully modernised properties of this type command in todays market. The purchaser is therefore given the opportunity to create a home that exactly matches their requirements at an affordable price and realise capital gains.

Strawberry Bank is one of the highest points in Nottinghamshire. The property takes excellent advantage of far ranging views. Huthwaite comprises of predominately residential catchment area of Sutton in Ashfield. There are various shops catering for everyday needs in the centre of Huthwaite as well as local primary schooling facilities. The property gains excellent, vehicular access to the A38 which, in turn, leads to both Mansfield and Junction 28 of the M1 Motorway.

Now vacant, early possession is readily available (Subject to only to formal completion) since there will be no "chain" forming above. An early inspection is thoroughly recommended.

ACCOMMODATION

The accommodation with approximate room sizes may be more fully described as follows:

GROUND FLOOR:

FRONT ENTRANCE VESTIBULE 3'11" x 4'4" (1.2 x 1.34)

ENTRANCE HALL

With central heating radiator and staircase giving access to the first floor accommodation.

LOUNGE 12'10" x 12'5" (3.92 x 3.8)

Double glazed window enjoying the far ranging views. Central heating radiator.



DINING ROOM 13'7" x 9'4" (4.15 x 2.85)

Ceramic floor tiling, understairs cupboard with gas boiler, central heating radiator. Open to:

**EXTENDED KITCHEN 14'2" x 6'7" (4.33 x 2.01)**

Equipped with stainless steel single drainer sink unit, four ring gas hob/oven, plumbing for washer. Double glazed windows to two elevations. Central heating radiator. Ceramic floor tiling.

**REAR ENTRANCE VESTIBULE**

With ceramic floor tiling and uPVC external door to rear gardens.

CLOAKROOM/W.C 2'9" x 6'3" (0.85 x 1.93)

Equipped with low level W.C and double glazed window.

**FIRST FLOOR:****LANDING**

Hatch to the roof space and double glazed window.

BEDROOM 9'6" x 10'11" (2.91 x 3.33)

Double glazed window enjoying the far ranging views. In built airing cupboard containing the hot water cylinder. Central heating radiator.

**BEDROOM 10'6" x 11'0" (3.21 x 3.37)**

A range of fitted wardrobes, double glazed window and central heating radiator.



BEDROOM 6'11" x 8'0" (2.12 x 2.46)

A good sized third bedroom of practical proportions. Double glazed window and central heating radiator.

**BATHROOM/W.C 5'11" x 6'0" (1.81 x 1.83)**

Equipped with a bath with shower from mixer tap above, wash hand basin, W.C. Full height tiling to the walls, double glazed window and central heating radiator.



OUTSIDE

To the front of the property there is a brick/tarmac forecourt providing ample off street parking. The rear gardens are, essentially, low maintenance in nature being mostly paved along with a timber decked patio surrounded by fencing.



VIEWS**AGENTS NOTE**

Interested parties will note that Solar Panels have been fixed to the front roof slopes.

TENURE

Freehold. Vacant possession on completion.

SERVICES

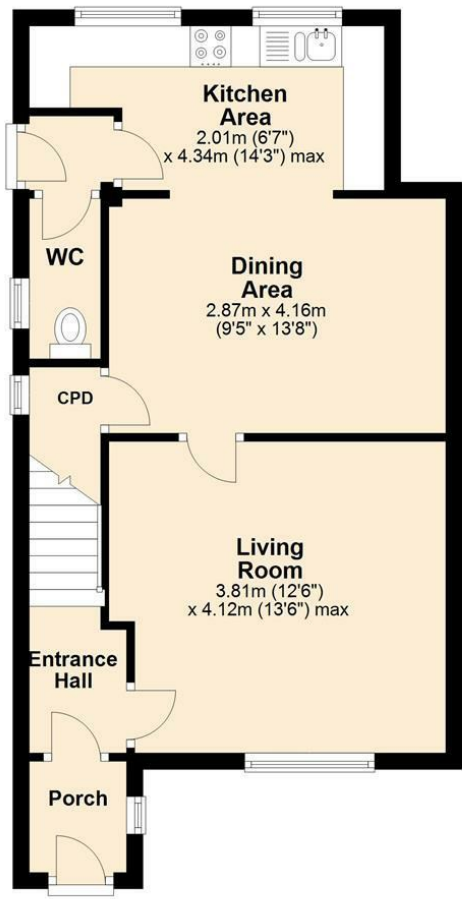
All main services are available and connected. Drainage is to the main sewer. According to the find my street website, Strawberry Bank is an adopted highway maintainable at the public expense.

COUNCIL TAX BAND - A**VIEWING**

Arranged with pleasure by the Sole Selling Agents.

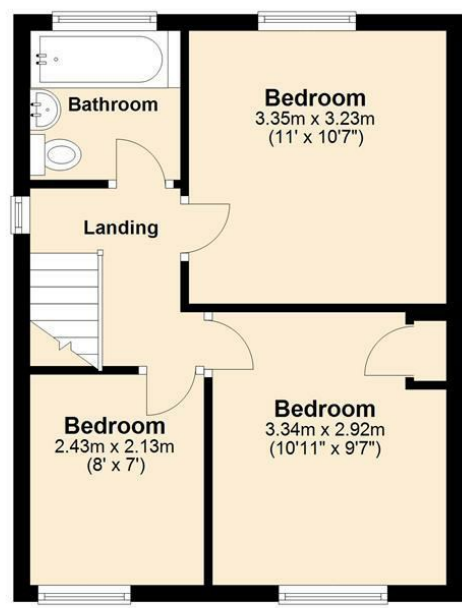
Ground Floor

Approx. 45.9 sq. metres (494.5 sq. feet)



First Floor

Approx. 34.7 sq. metres (373.5 sq. feet)



Total area: approx. 80.6 sq. metres (868.0 sq. feet)

Kristine Princa
Plan produced using PlanUp.

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(81-91) A			
(81-91) B				(69-80) B			
(69-80) C				(55-68) C			
(55-68) D				(39-54) D			
(39-54) E				(21-38) E			
(21-38) F				(1-20) F			
(1-20) G				Not environmentally friendly - higher CO ₂ emissions			
Not energy efficient - higher running costs							
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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