



Calke Avenue  
Huthwaite SUTTON-IN-ASHFIELD





# Calke Avenue Huthwaite SUTTON-IN-ASHFIELD NG17 2SF

for sale offers over  
**£280,000**



## Property Description

Your next move,

Burchell Edwards are ecstatic to market this wonderful family home located on Calke Avenue, in Huthwaite. Calke Avenue is a deceptively large Four bedroom house, with ample living space and a gorgeous rear garden, all nestled away in a quiet cul-de-sac and surrounded by a range of local amenities, schools and having great accessibility to major road links such as the M1.

In short, this perfect family home offers off street parking with its block paved driveway to the front and has access to an integral garage through an up & over sheet door.

Upon entry you are met with an entrance hallway, a downstairs WC, separate reception rooms including a large lounge and generously sized dining room, as well as a brick built conservatory to the rear. To complete the downstairs space is a fully fitted kitchen and a utility room. All of which has been modernised and updated from the current owners.

To the first floor you have four bedrooms and the family bathroom, with the master coming accompanied with a three piece en-suite and fitted wardrobes, the second bedroom having triple fitted wardrobes and the third a storage cupboard above the stairs. Then to complete the family bathroom with a three piece suite.

At the rear is a private enclosed garden, well maintained and up-kept by the owners and attracts a lot of nature.

Set with lovely fruit trees, shrubs and plants, a lawned section and a slabbed patio.

Call on 01623627727 to discuss!

## Front Elevation

Set back from the cul-de-sac and positioned on a corner plot is this stunning four bedroom house. With off street parking for at least two vehicles and direct access to the garage through its up & over door. To the corner of the drive are lovely hedgerows that provide some privacy and then a few steps that lead up to the front entrance.

## Entrance Hallway

Upon entering through the front UPVC door you are met with a spacious entrance hallway that's finished with oak flooring and has understairs storage. The hallway opens to a downstairs toilet, the lounge and the kitchen.

## W.C

Finished with tiled flooring and tiled splashbacks, this W.C has a ceramic toilet and ceramic sink and is finished with a wall mounted radiator and an opaque DG window to the front.

## Lounge

11' 2" Max x 16' 4" Max ( 3.40m Max x 4.98m Max )

This spacious family lounge has a large DG UPVC window towards the front elevation which allows lots of natural light through and has a gas wall mounted fire, solid oak flooring and a wall mounted radiator. To the rear of the lounge are wooden french doors that open to the dining room.

## Dining Room

9' 2" Max x 9' 8" Max ( 2.79m Max x 2.95m Max )

Flowing from the lounge and kitchen is the dining room, which has the same solid oak flooring fit and a wall mounted radiator. To the rear are french DG doors leading to a brick built conservatory.

## Conservatory

.10' 2" x 7' 9" Max ( 3.10m x 2.36m Max )

Being a brick build and having access from the dining room is this perfect nestle away space, having laminate flooring, UPVC DG windows to the side and rear and a set of UPVC doors to the side elevation leading to the patio in the garden. In the conservatory are two panel wall mounted heaters.



## Kitchen

10' 2" Max & Into recess x 12' 4" Into recess ( 3.10m Max & Into recess x 3.76m Into recess )  
The kitchen is finished with matching wall and base units for storage and is a very practical and utilised space. Set within the hardwood worktops is an enamel sink with a drainer and stainless steel mixer taps and the large range oven can stay and should be considered when offering. The kitchen is complete with spotlight lighting, base unit lights, vinyl flooring and a DG UPVC window to the rear,

## Utility

5' 5" x 6' 8" Max & Plus door recess ( 1.65m x 2.03m Max & Plus door recess )  
This is straight from the kitchen and has further storage with base units. To the rear is a UPVC door to the garden and within the utility are both washing machine and dryer points.

## Bedroom One

10' 1" Into recess x 11' 7" Into recess ( 3.07m Into recess x 3.53m Into recess )  
Bedroom one, the master, is a large double bedroom equip with an en-suite and fitted wardrobes. To the front elevation is a large DG UPVC window and the flooring is carpeted to finish. This large double bedroom has more than enough space, as shown in the photos, for a king size bed with other furnishings.

## En-Suite

This three piece suite is made up of a ceramic toilet, a ceramic sink basin and a walk in shower that runs from the mains. The en-suite has spotlight lighting, a cove for storage and a wall mounted radiator.

## Bedroom Two

8' 1" x 10' ( 2.46m x 3.05m )  
Bedroom two is another large double, with laminate flooring and a wall mounted radiator then complete with triple fitted wardrobes for storage and a DG UPVC window to the rear.

## Bedroom Three

8' 1" x 8' 9" Max ( 2.46m x 2.67m Max )  
Bedroom Three, another generous double, has laminate flooring fit with a DG UPVC window to the front elevation, a wall mounted radiator and a storage cupboard fit above the stairs. Loft access is through bedroom three via a pull down ladder.

## Bedroom Four

7' 8" Max & into recess x 8' 6" Max & into recess ( 2.34m Max & into recess x 2.59m Max & into recess )  
Bedroom Four is a single bedroom, fit with laminate flooring and a DG UPVC window to the rear. The current owners use this space as an office however can be utilised for any means.

## Family Bathroom

The family bathroom has vinyl flooring fit to complete with a three piece suite that includes a bath with a shower above, a ceramic sink and ceramic toilet basin. The walls are tiled to splashback, there are spotlights installed and to the rear is a DG opaque UPVC window.

## Rear Garden

The rear garden is a gorgeous and well maintained space, being accessed from either the conservatory, utility, or a locked gate to the side which takes you to the front. Its made up of a slabbed patio with seating and outside electric points, then a pathway that runs through a lawned garden. The garden is made up of apple trees, fig trees, shrubs and gorgeous plants. The garden is not overlooked and is very private and the shed is also going to be staying and should be considered when offering.



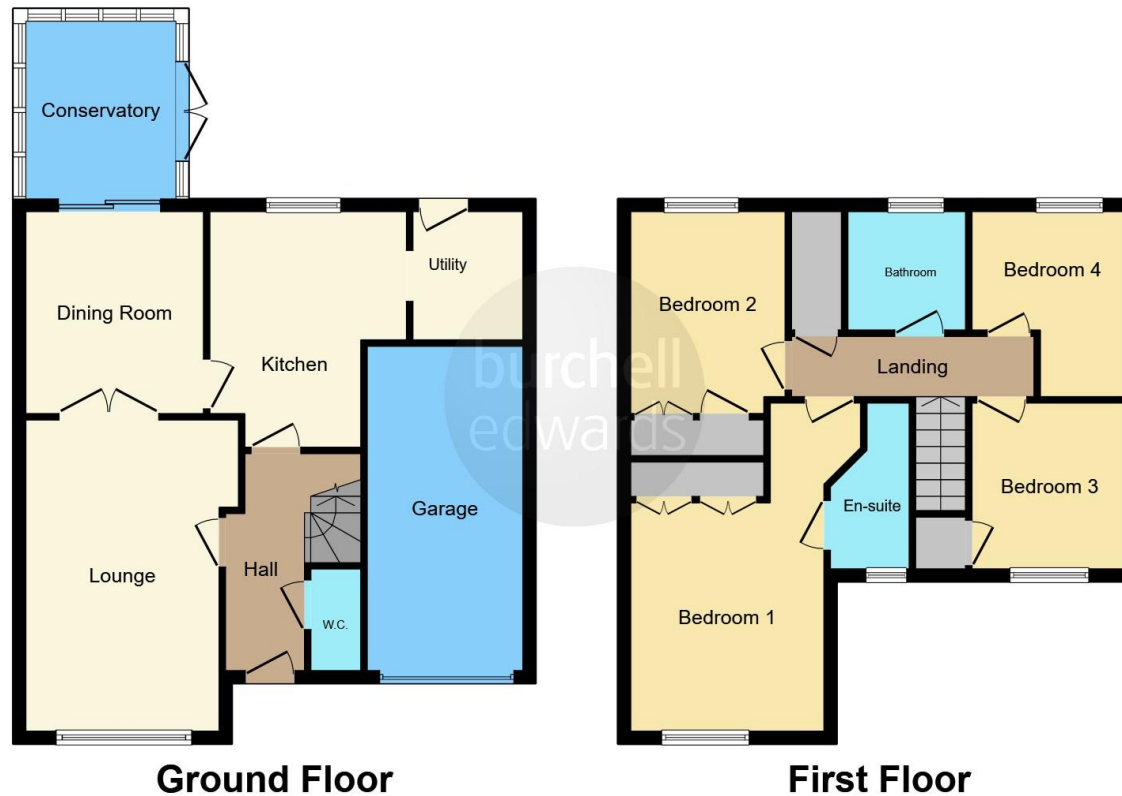












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