



Oakland Avenue
Huthwaite SUTTON-IN-ASHFIELD



Oakland Avenue Huthwaite SUTTON-IN-ASHFIELD NG17 2JE

for sale offers over
£180,000



Property Description

We are pleased to bring to the market this well presented and spacious family home that offers the ideal set up with its multi-functional layout. Located in the sought after area of Huthwaite, this property sits perfectly close to ideal road links and public transport as well as walking distance to Hilcote Royal Oak Meadow And Woodland.

A viewing is recommended to appreciate this property in full but briefly comprises of; spacious entrance hallway with under stairs storage, a snug lounge separate from the open plan kitchen diner which is fit with French doors opening to the rear garden.

The first floor then offers; three double bedrooms with newly fitted wardrobes to the master, along with a fitted family bathroom.

Externally the property is set back from the road with off road parking for multiple vehicles, has a large rear garden that is privately enclosed and a converted outbuilding, which makes the ideal office with a fitted W.C and double glazing.

Front

The property is set back from the road with driveway parking for multiple vehicles, with gated side access to the rear garden and outhouse to the side elevation.

Entrance Hall

Accessed via a UPVC door to the front or side elevation, having under stairs storage, laminate flooring fit and a wall mounted radiator.

Lounge

11' x 11' 6" into recess (3.35m x 3.51m into recess)

The lounge is a generous space, having a UPVC double glazed window to the front elevation, laminate flooring and a radiator.

Kitchen Diner

10' 6" plus door recess x 23' (3.20m plus door

recess x 7.01m)

This stunning kitchen diner has been opened up and fit by the current owners, finished to a very high spec. Fitted with matching wall and base units with work surfaces over, that incorporate a composite sink & drainer with mixer taps, integrated gas hob with a cook-hood over, two integral electric ovens, a microwave, integral dishwasher and washing machine. Across the work surfaces are splashbacks, the flooring is laminate to fit and there are two wall mounted radiators. The kitchen diner has UPVC double glazed windows to the rear elevation with French door leading directly to the rear garden.

Landing

With carpet flooring, loft access and airing cupboard.

Bedroom One

.11' 7" into recess x 13' (3.53m into recess x 3.96m)

Bedroom one is a generous double, having UPVC double glazed window to the rear elevation, fitted wardrobes installed, laminate flooring and radiator.

Bedroom Two

11' 2" x 9' 5" (3.40m x 2.87m)

Bedroom two, another double, has a UPVC double glazed window to the rear elevation, carpet flooring and radiator.

Bedroom Three

6' 9" x 11' 7" (2.06m x 3.53m)

Bedroom Three could be utilised as a double and is large enough to do so. There is a UPVC double glazed window to the front elevation, carpet flooring and radiator.

Bathroom

Fitted with bath with mains shower over, pedestal wash hand basin, W.C, tiled splashbacks, vinyl flooring, radiator and UPVC double glazed opaque window to the

side elevation.

Outbuilding

8' 8" x 5' 5" (2.64m x 1.65m)

This converted and practical space benefits from a UPVC double glazed opaque window to the front and side elevations, laminate flooring, electrics and water installed, a W.C, wash hand basin, laminate flooring and door for access.

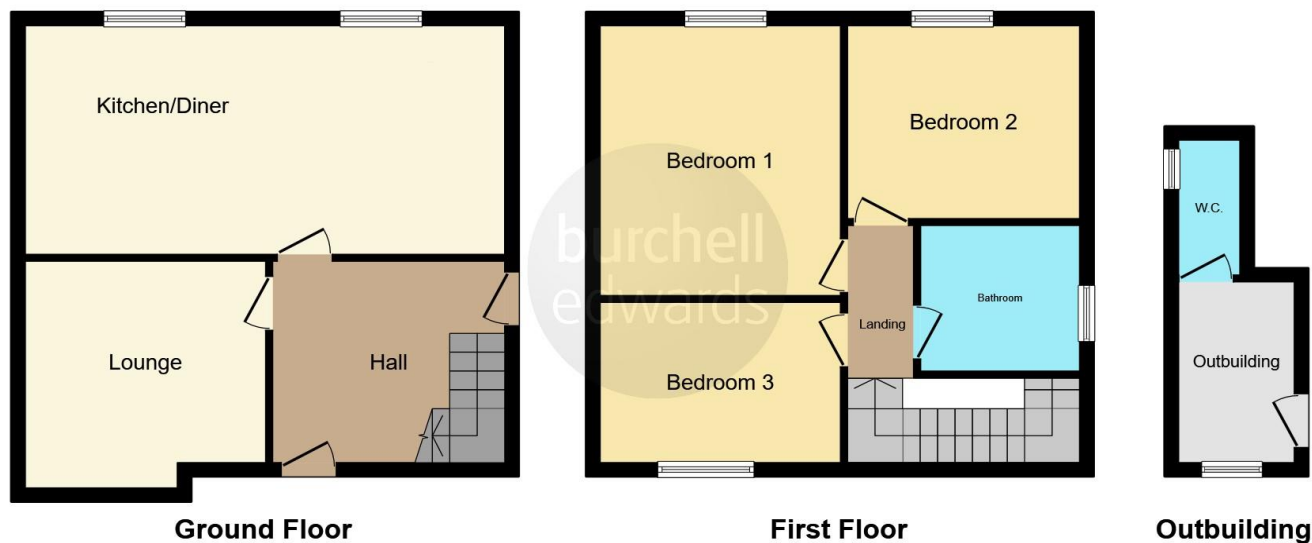
Rear

The rear garden offers a great outdoor space that is mainly laid to lawn with seated patio area, secure fenced and hedge boundary and gated side access to the front.









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.focalagent.com

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