



Springwood, Chesterfield Road, Huthwaite,  
Sutton-in-Ashfield, Nottinghamshire, NG17  
2QJ

Guide Price £300,000

Tel: 01623 626990

 **RICHARD  
WATKINSON**  
PARTNERS  
Surveyors, Estate Agents, Valuers, Auctioneers



- Extended Detached Bungalow
- En Suite, Bathroom & Additional WC
- Separate Dining Room
- Block Paved Driveway
- Detached Double Garage/Workshop
- Four Double Bedrooms
- Large Open Plan Reception Room
- Solar Panels & Oil Fired Central Heating
- Ample Off Road Parking
- Private Plot Circa (0.15 Acres)

An extended four double bedroom detached family bungalow approaching 1500 sq ft, set back behind a walled frontage on a private plot with ample off road parking and a detached double garage/workshop.

The property was originally built as a three bed in the 1970s and has been occupied by our clients since 2004. Our clients have extended the bungalow twice during their occupation by adding a fourth bedroom in 2005 and a dining room in 2010. A new Worcester Bosch oil fired central heating boiler was installed in January 2024 and solar panels owned by the property installed in 2022.

The layout of living accommodation comprises an entrance hall, bathroom, open plan reception room with a log burner and a snug/study area, dining room with French doors, a WC and a kitchen. There are four double bedrooms, including a master bedroom with an en suite.

## OUTSIDE

The property is set back from Chesterfield Road behind a walled frontage which extends to the side. A good sized block paved driveway provides ample off road parking which leads to a detached double garage/workshop. There are well maintained gardens to the front and rear to include a lawned front garden with a variety of mature plants and shrubs. There are gates on both sides of the bungalow providing access to the rear garden. To the rear of the property, there is a large paved patio which extends round to the side and across the rear of the property, a lawn and borders with further mature plants and shrubs.

A UPVC DOUBLE GLAZED SIDE ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

## ENTRANCE HALL

22'8" x 7'4" max (6.91m x 2.24m max)  
(Min 3'9"). With radiator, laminate floor and coving to ceiling.

## LARGE OPEN PLAN RECEPTION ROOM

20'11" x 15'10" (6.38m x 4.83m)  
A large open plan living space with snug/study area, having a log burner with brick hearth, two radiators, coving to ceiling, two double glazed windows to the front elevation and double doors lead to:

## DINING ROOM

17'0" into bay x 15'10" (5.18m into bay x 4.83m)  
With radiator, laminate floor, two double glazed bay windows to the rear elevation and French doors lead out onto the rear garden.

## WC

6'3" x 2'8" (1.91m x 0.81m)  
Having a low flush WC and a wash hand basin.

## KITCHEN

15'2" x 10'0" (4.62m x 3.05m)  
Having a range of shaker cabinets in contrasting colours comprising wall cupboards, base units and drawers with polished wood effect work surfaces above with matching upstands. Inset 1 1/2 bowl ceramic sink with drainer and chrome swan neck mixer tap. Integrated single electric oven, four ring electric hob and stainless steel extractor hood above. Plumbing and space for both a dishwasher and washing machine and space for a tumble dryer and space for a fridge/freezer. Loft hatch, double glazed window to the front elevation, window to the rear elevation and a stable door leads out to the rear garden.

## MASTER BEDROOM 1

12'9" x 11'6" (3.89m x 3.51m)  
A spacious master bedroom, with radiator, coving to ceiling and double glazed window to the front elevation.

## EN SUITE

7'5" x 5'3" (2.26m x 1.60m)  
Having a modern three piece suite comprising a shower cubicle with electric shower. Pedestal wash hand basin with chrome mixer tap. Low flush WC. Chrome heated towel rail, extractor fan, ceiling spotlights and obscure double glazed window to the front elevation.

## BEDROOM 2

11'10" x 11'5" (3.61m x 3.48m)  
A spacious second double bedroom, with radiator, laminate floor and double glazed window to the front elevation.

## BEDROOM 3

11'11" x 10'8" (3.63m x 3.25m)  
A third double bedroom, with radiator, laminate floor and double glazed window to the rear elevation.

## BEDROOM 4

10'8" x 10'5" (3.25m x 3.18m)  
A fourth double bedroom, with radiator and double glazed window to the front elevation.

## **BATHROOM**

7'5" x 5'6" (2.26m x 1.68m)

Having a modern three piece suite comprising a panelled bath with Triton electric shower over. Pedestal wash hand basin with chrome mixer tap and tiled splashbacks. Low flush WC. Radiator, part tiled walls, extractor fan and obscure double glazed window to the side elevation.

## **DETACHED DOUBLE GARAGE/WORKSHOP**

15'11" x 15'1" (4.85m x 4.60m)

Equipped with power and light. Side entrance door.

## **VIEWING DETAILS**

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

## **TENURE DETAILS**

The property is freehold with vacant possession upon completion.

## **SERVICES DETAILS**

Mains electricity and water are connected. Oil fired central heating. Drainage to a septic tank.

## **MORTGAGE ADVICE**

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

## **FIXTURES & FITTINGS**

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.



























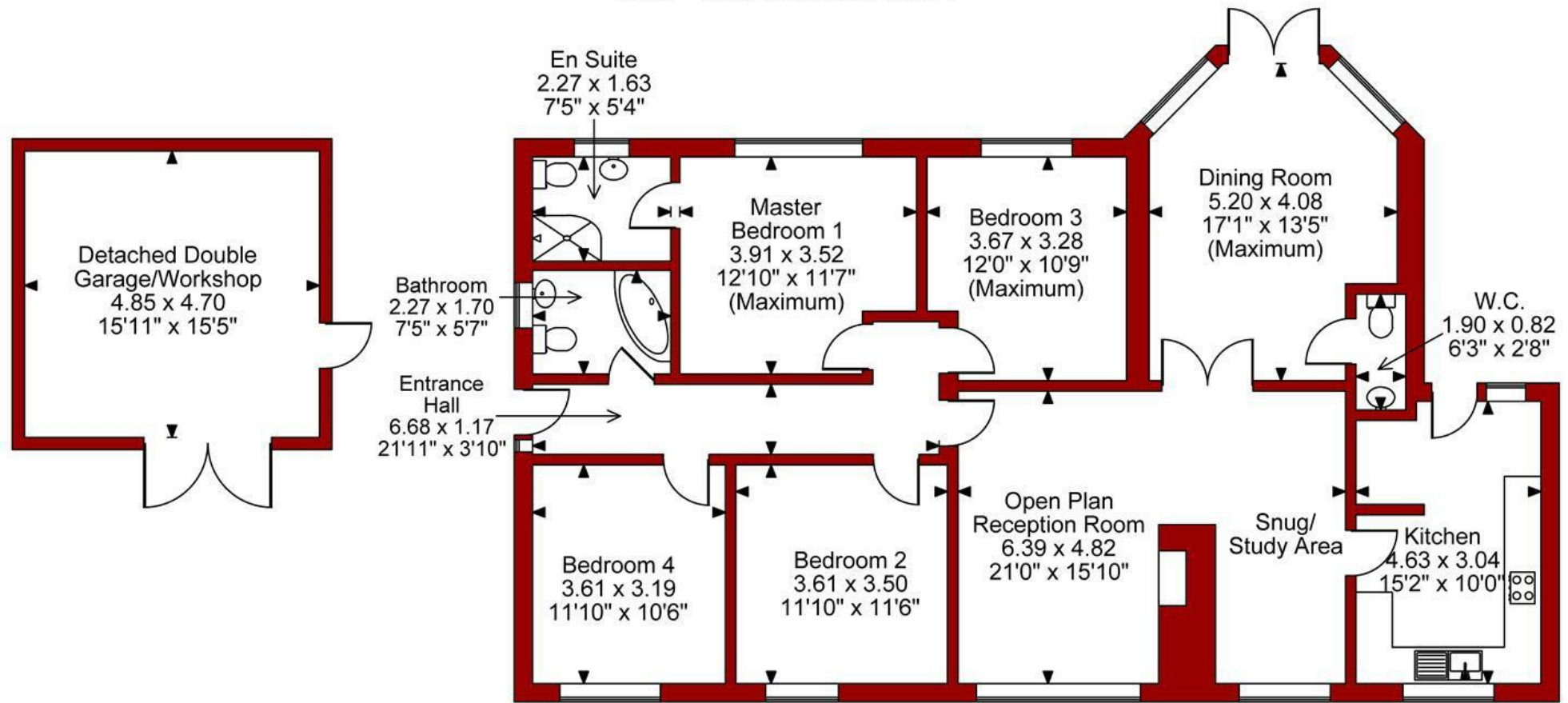








**Chesterfield Road, Huthwaite**  
**Approximate Gross Internal Area**  
**Main House = 139 SQ M/1493 SQ FT**  
**Detached Double Garage/Workshop = 23 SQ M/245 SQ FT**  
**Total = 162 SQ M/1738 SQ FT**



**Floorplan**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.





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

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



*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. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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