



Blackwell Road, Huthwaite
£155,000

 **NEWTON FALLOWELL**

30 Blackwell Road

Huthwaite, Sutton-In-Ashfield

IDEAL FOR COUPLES, FIRST TIME BUYERS AND INVESTORS. Discover your perfect sanctuary with this impeccably presented three-bedroom residence is spread over three floors, offering a perfect blend of modern comfort and functional living. The ground floor features a welcoming, spacious lounge and a separate, well-appointed breakfast kitchen, and separate utility room. Upstairs, you will find two light and neutral bedrooms and a contemporary three piece family bathroom, along with a useful built-in storage cupboard. Second Floor: Staircase rising to a beautiful bedroom with storage, ideal for a home office, hobby space, or the new master bedroom. Throughout, the property boasts neutral décor, upgraded shutter blinds, and a variety of luxury touches that make it truly turn-key ready. Outside, enjoy a private, enclosed rear gated garden and a separate detached garage in a nearby block, accessed via a private driveway (the garage has a new roof installed). Viewing is highly recommended to appreciate the quality of this home. Council Tax band: A

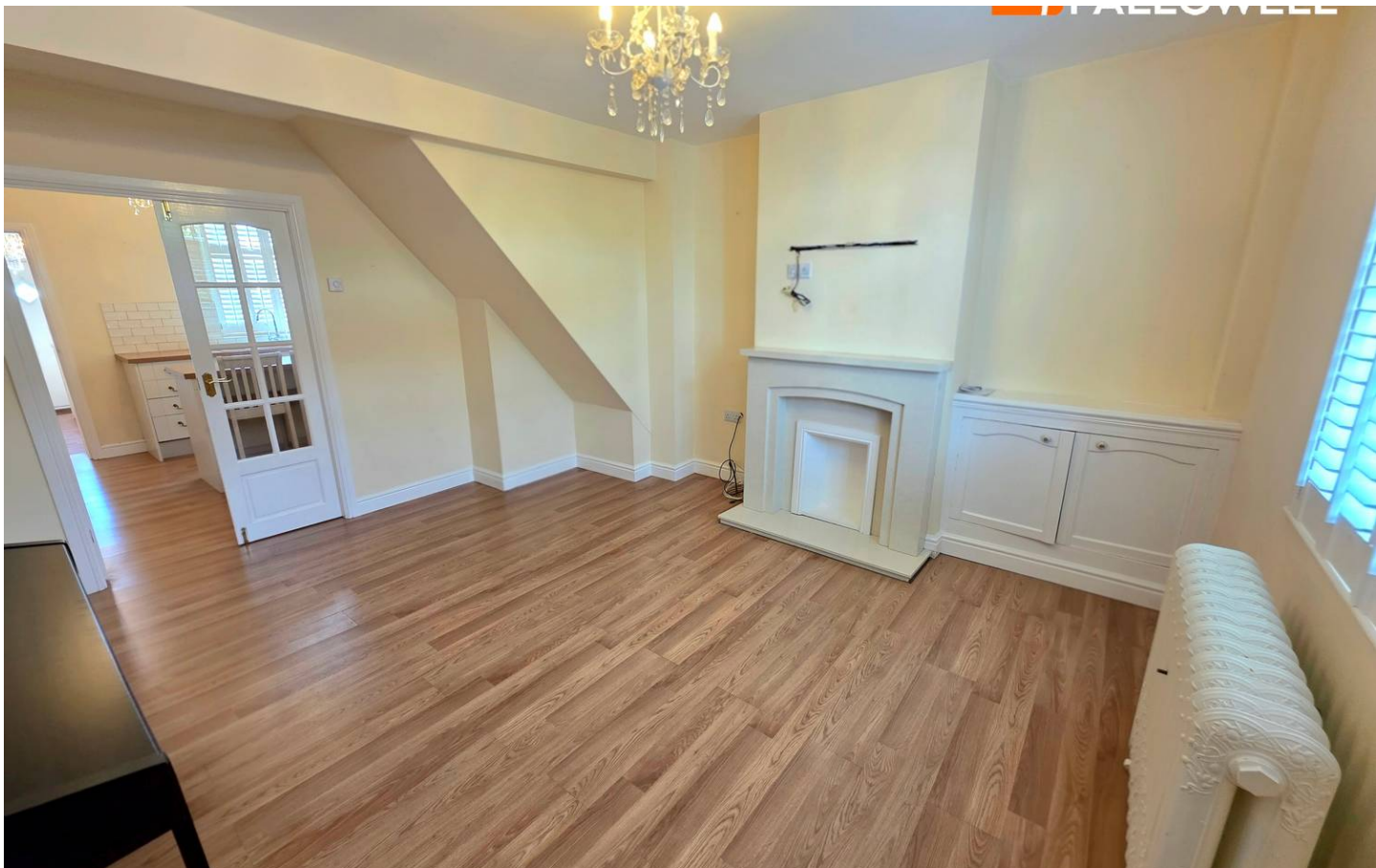
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Three bedrooms with NO UPWARD CHAIN
- On road parking and a separate garage included within the sale which is accessed a few doors down along a private driveway for security. The roof has been replaced on the garage recently.
- Lounge with double doors leading into the breakfast kitchen and a variety of fitted units and appliances
- Three light and airy bedrooms with built-in storage in all three
- Separate utility room with a composite door and wall mounted Baxi boiler unit









Newton Fallowell Mansfield

Newton Fallowell Estate Agents, 13 Market Street - NG18 1JG

01623
424616

· Mansfield@newtonfallowell.co.uk · www.newtonfallowell.co.uk/mansfield-estate-agents/

 **NEWTON FALLOWELL**