



41 Unwin Street, Huthwaite – NG17 2PH

Guide Price **£220,000**

DavidJames
the estate agent



41 Unwin Street

Huthwaite, Sutton-In-Ashfield

Well-presented 3 bed detached home with Brierley Forest Country Park on the doorstep! Inviting lounge, open-plan dining kitchen and a modern bathroom alongside a beautiful garden, drive and garage!

Council Tax band: B

Tenure: Freehold

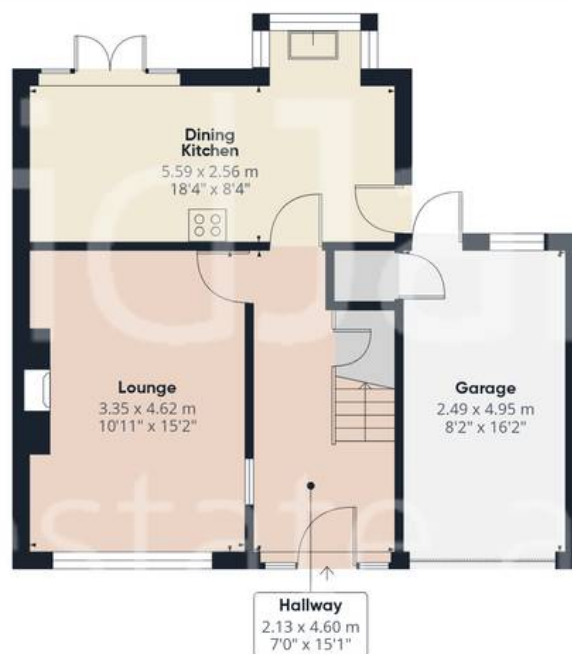
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Well-presented detached family home
- Within easy reach of local amenities, transport links and popular schools
- Brierley Forest Park Country Park on the doorstep
- Bright and welcoming entrance hall
- Spacious lounge with a feature multi-fuel burner
- Open-plan dining kitchen with integrated cooking appliances and French doors
- Three first floor bedrooms (main bedroom with wardrobes)
- Modern family bathroom with a three-piece white suite and twin-head overbath shower
- Fantastic established garden with a feature covered patio seating area, lawn and a tree-lined backdrop for privacy
- Driveway and garage provide convenient off-street parking





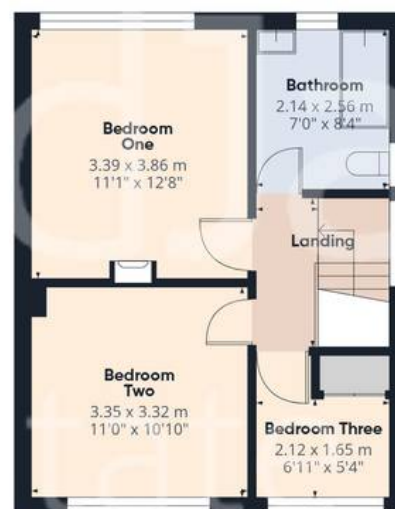


Floor 0

Approximate total area⁽¹⁾

92 m²

990 ft²



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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