



5 New Fall Street, Huthwaite, NG17 2LY

Guide Price **£175,000**

DavidJames
the estate agent



5 New Fall Street

Huthwaite, Sutton-In-Ashfield

Council Tax band: A

Tenure: Freehold

- Well presented and extended semi-detached house situated in a convenient location close to shops and amenities
- Three bedrooms (including two double bedrooms)
- Entrance hall with half-height timber panelling to one elevation and composite part-glazed entrance door
- Lounge/dining room, lounge area with wall mounted modern electric fire, dining area with patio doors to the garden room
- Kitchen with a range of modern cream panelled units and integrated oven, hob and extractor
- Garden room/utility room with worktop having space for appliances and French doors to the rear garden
- Modern first floor shower room/Wc with corner shower cubicle and mains fed shower
- Combination gas central heating, UPVC double glazing
- Tandem driveway provides off park parking, good sized garage with adjoining workshop providing opportunity for further conversion (if required)
- Low maintenance rear garden with paved patio and gravelled bed









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

102.2 m²

1100 ft²

(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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