



Mercia Court
Huthwaite SUTTON-IN-ASHFIELD

burchell
edwards

Mercia Court Huthwaite SUTTON-IN-ASHFIELD NG17 2JX

for sale offers over
£220,000



Property Description

Located in the sought-after Mercia Court area of Huthwaite, this three-bedroom detached home offers good, well-kept accommodation that is perfect for first-time buyers and growing families.

The ground floor provides a welcoming entrance hall, a practical cloakroom/WC, and a spacious lounge with doors leading into the conservatory—ideal for extra living or play space. The kitchen overlooks the front and offers a functional layout with an integrated oven and hob, along with space for additional appliances.

Upstairs, the property features three well-proportioned bedrooms, including a main bedroom with its own en-suite shower room, giving families an added level of convenience. A fully tiled family bathroom serves the remaining bedrooms.

Externally, the home benefits from a driveway for two vehicles and a garage, along with a lawned front garden. The enclosed rear garden provides a safe, family-friendly outdoor space with lawn, patio and gated side access.

With solid, tidy accommodation and great potential to personalise over time, this detached home offers an excellent opportunity for first-time buyers and families looking for space, practicality and a quiet residential setting.

Entrance Hall

A welcoming entrance hall featuring a wooden entry door, wood flooring, and a wall-mounted radiator, offering a warm and tidy first impression.

Cloakroom / Wc

Fitted with a ceramic toilet and wash hand basin, full tiling to the floor and walls, and a wall-mounted radiator for added comfort.

Lounge

A spacious main living area with wood flooring, two wall-mounted radiators, double-glazed patio doors opening into the conservatory, a rear window allowing natural light, and stairs leading to the first floor.

Kitchen

A well-equipped kitchen offering tiled flooring, matching wall and base units, composite sink and drainer, tiled splashbacks, integral electric oven, gas hob with cooker hood, plumbing for a washing machine, space for a fridge-freezer, and a double-glazed front window.

Conservatory

A bright conservatory with a glass roof and tiled flooring, providing an ideal space for dining or relaxation.

Landing

Carpeted landing area with access to the loft and an airing cupboard housing the water tank.

Bedroom One

A generous bedroom featuring laminate flooring, two double-glazed front windows and a wall-mounted radiator.

En-Suite

Includes a fully tiled splashback, tiled flooring, walk-in shower, ceramic toilet and wash hand basin, plus a wall-mounted radiator.

Bedroom Two

A rear-facing bedroom with laminate flooring, a wall-mounted radiator and double-glazed window.

Bedroom Three

A third bedroom offering laminate flooring, a wall-mounted radiator and double-glazed rear window.

Bathroom

Finished with tiled flooring, a bath, ceramic toilet and wash hand basin, full tiled splashback, and a double-glazed opaque side window.

Externals

Front

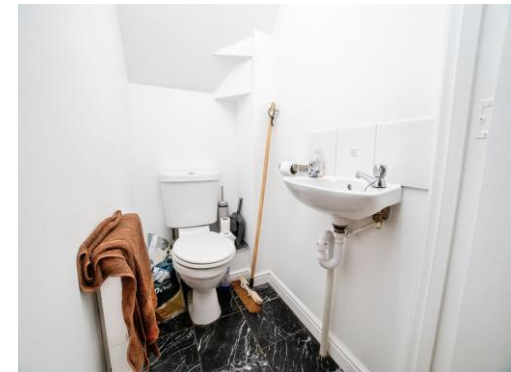
The front elevation features a driveway accommodating up to two vehicles leading to the garage, along with a lawned area for added kerb appeal.

Rear

A well-proportioned rear garden with a patio area, lawned section, fenced boundaries and gated side access.

Garage

Includes a sheet up-and-over door providing secure storage and parking capability.

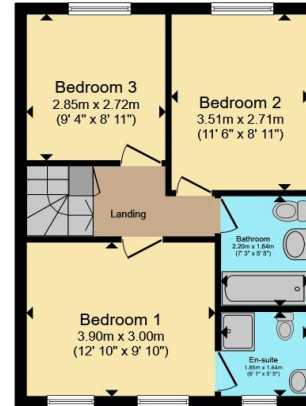








Ground Floor



First Floor

Total floor area 101.5 m² (1,093 sq.ft.) approx

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.propertybox.io



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EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

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