



**32 The Green, Huthwaite, NG17 2RQ**

Guide Price **£290,000**





## 32 The Green

Huthwaite, Sutton-In-Ashfield

Council Tax band: C

Tenure: Freehold

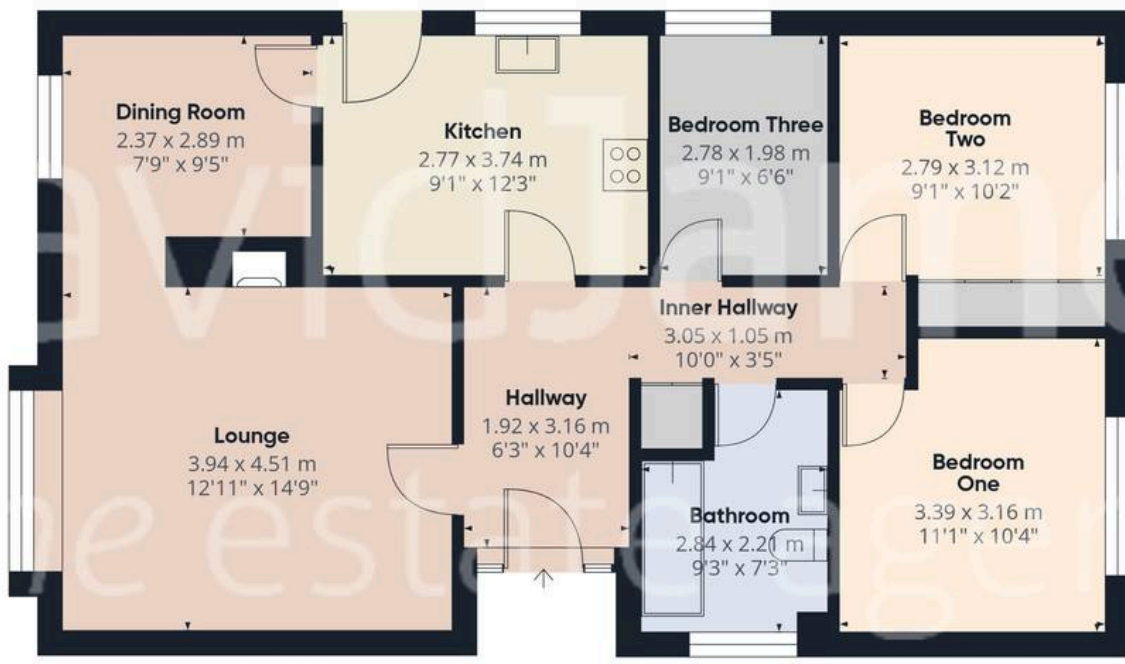
EPC Energy Efficiency Rating: D

- Well presented detached bungalow finished to a high standard throughout
- Three bedrooms, bedroom two with fitted wardrobes
- L-shaped entrance hall with parquet-style Karndean flooring
- Lounge with feature fireplace with gas-fired burner and Oak mantle, separate but adjoining dining room
- Breakfast kitchen with parquet-style Karndean flooring, cream panelled units and Oak finish work surfaces. integrated double oven, hob, extractor and fridge/freezer
- Stylish bathroom/Wc with white suite, spa bath, digital shower and washbasin and Wc set to a vanity unit with ample storage
- Combination gas central heating, UPVC double glazing, alarm system, easy access to full height boarded loft with lighting providing ample storage.
- Tandem driveway provides ample off road parking
- Attractive lawned rear garden with established borders, gravelled seating/BBQ area and summerhouse and store
- Nestled in the corner of a quiet-cul-de-sac









Floor 0 Building 1

Approximate total area<sup>(1)</sup>  
94.2 m<sup>2</sup>  
1014 ft<sup>2</sup>



Floor 0 Building 2

(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.

GIRAFFE360



## David James Estate Agents

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