



3 Haughton Hall Cottages Gamston
Road, Haughton, DN22 8DG



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£220,000

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KEY FEATURES

- NO UPWARD CHAIN
- RURAL LOCATION
- THREE BEDROOMS
- SEMI DETACHED
- WRAP AROUND GARDEN
- LOUNGE
- EPC RATING D
- FREEHOLD





This distinguished semi-detached house offers a harmonious blend of comfortable living and practical design in the rural setting of Haughton, Nottinghamshire. The property benefits from freehold tenure and presents an ideal opportunity for those seeking a well-appointed home, offered with no upward chain.

Upon entry, residents are welcomed into a thoughtfully arranged interior comprising two spacious public rooms. The lounge provides a peaceful environment for relaxation, while the separate dining room caters for both family meals and entertaining guests. The property comprises three bedrooms, each presenting ample accommodation for families or individuals requiring versatile living space. The bathroom serves the needs of the household with convenience and functionality.

Further features include oil fired heating, ensuring a comfortable environment year-round. The residence boasts a private wrap-around garden, offering an outdoor area for a variety of leisure pursuits, gardening, or simply enjoying the tranquil surroundings. Private parking is also available, providing secure and convenient off-road parking for residents or visitors. The property is marketed with the added benefit of no upward chain, facilitating an efficient transition for prospective purchasers. The energy

performance certificate rating is listed as 'D'.

Local area

Haughton, Nottinghamshire, presents a quintessential rural location characterised by its peaceful atmosphere and access to local amenities. Residents can enjoy the balance of countryside living with convenient links to nearby villages and larger towns, offering a selection of services, shopping, and educational provisions. The area is well-regarded for its community feel and scenic vistas, catering to those who value a tranquil residential environment within reach of further amenities.

Entrance hallway

UPVC door incorporating obscure double-glazed panel, stairs to first floor, and access to ground floor rooms.

Lounge 3.44m x 4.57m (11'4" x 15'0")

Double-glazed window to front aspect, multi-fuel burner with fireplace and surround, panel radiator, TV point, carpeted flooring, and under-stairs storage cupboard.

Kitchen/Utility room 2.79m x 2.09m (9'2" x 6'11")

The kitchen/utility room is fitted with a range of floor and wall-mounted units, incorporating a sink with drainer and mixer tap. There is space for appliances, an electric fan-assisted oven with extractor, and double-glazed windows to the rear aspect. A UPVC door with obscure double glazing provides access to the rear garden.





Dining Room 3.13m x 3.85m (10'4" x 12'7")

Two double glazed windows to front and side aspect, carpeted throughout and fireplace with surround.

First Floor

The landing benefits from a double-glazed window, panel radiator, loft access, and doors leading to all first-floor accommodation.

Bedroom One 3.66m x 3.09m (12'0" x 10'1")

A spacious double room with two double-glazed windows to dual aspects, panel radiator, and fitted storage/dressing area.

Bedroom Two 3.87m x 3.1m (12'8" x 10'2")

Double-glazed window to the rear aspect, panel radiator, and carpeted flooring.

Bedroom Three 2.68m x 3.11m (8'10" x 10'2")

Double-glazed window to the front aspect, panel radiator, and carpeted flooring.

Bathroom 2.2m x 1.56m (7'2" x 5'1")

The bathroom is fitted with a three-piece suite comprising a wash basin with mixer tap, low-level WC, and a bath with wall-mounted electric shower. There is also a panel radiator and a double-glazed obscure window.

External

To the rear, the property boasts a private and enclosed garden, mainly laid to lawn with a pathway leading through. There are useful outbuildings and an oil storage tank servicing the oil-fired heating system. The garden enjoys open views over surrounding farmland, enhancing the rural feel of the property. A separate garden area is positioned to the side,



with additional lawn space and pathways.

Parking & Garage

The property benefits from parking and a garage located to the rear.

Disclaimer

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed, If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. The floor plan shown in these particulars is for illustrative purposes only and should not be interpreted as a scaled drawing. Any site measurements given are subject to site survey.

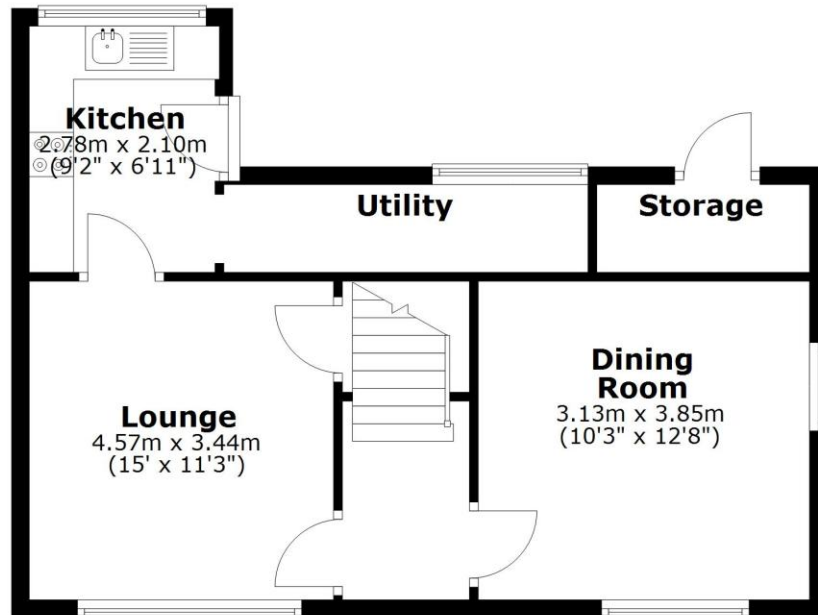
Services

We wish to advise prospective purchasers that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective purchasers to commission their own survey or service reports before finalising their offer to purchase.



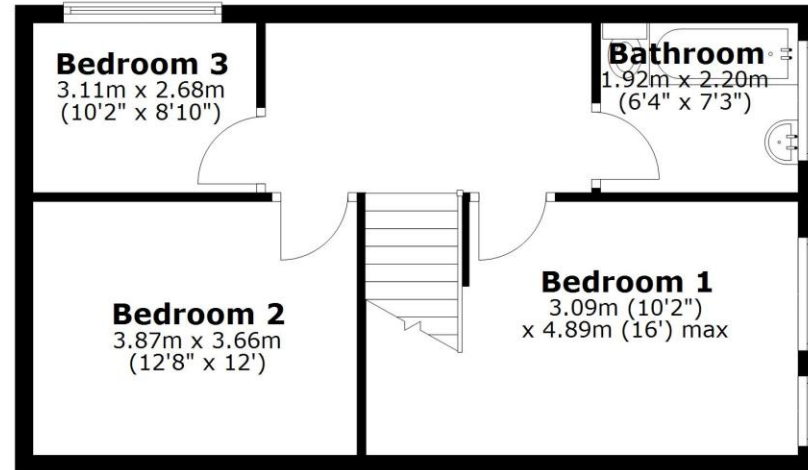
Ground Floor

Approx. 47.1 sq. metres (506.6 sq. feet)

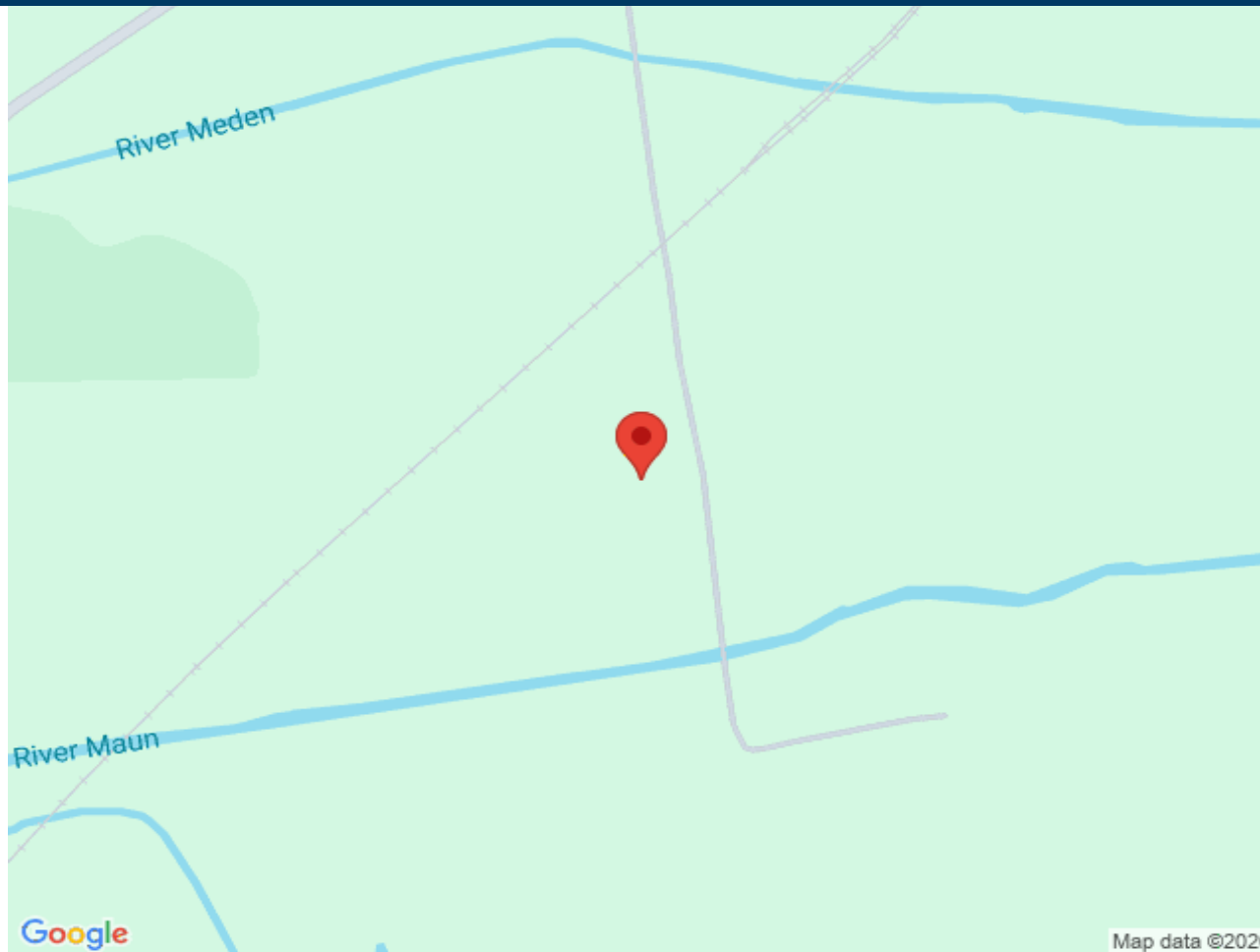


First Floor

Approx. 50.2 sq. metres (540.3 sq. feet)



Total area: approx. 97.3 sq. metres (1046.9 sq. feet)



Score	Energy rating	Current	Potential
92+	A		105 A
81-91	B		
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

