



All Saints Court
Huthwaite SUTTON-IN-ASHFIELD

burchell
edwards

All Saints Court Huthwaite SUTTON-IN-ASHFIELD NG17 2SP

for sale offers over
£160,000



Property Description

Situated on All Saints Court in Huthwaite, this well-presented two-bedroom semi-detached home is ideal for first-time buyers or investors alike. The property benefits from off-street parking and modern conveniences including an EV charger.

Internally, the accommodation comprises a welcoming entrance hall with Nest heating system, ground floor WC, a comfortable living room, and a contemporary kitchen/diner fitted with a range of matching units, integrated appliances, and direct access to the rear garden.

To the first floor are two bedrooms, including a spacious main bedroom with fitted wardrobes and a second bedroom with useful storage. The family bathroom is fitted with a three-piece suite and shower over bath.

Externally, the property boasts a low-maintenance rear garden with astro turf, decking, and seating areas, all fully enclosed for privacy. Additional features include a partly boarded loft for storage.

Located in a popular residential area with good transport links and local amenities nearby, this property offers both comfort and practicality.

Entrance Hall

Welcoming entrance hall featuring carpet flooring, a Nest heating system, and access via a UPVC front door.

Lounge

Comfortable living space with laminate flooring, a double-glazed window to the front elevation, and a wall-mounted radiator.

Kitchen/Diner

Modern kitchen/dining area fitted with matching wall and base units, laminate flooring, gas hob, electric oven, and cooker hood. Includes a stainless steel sink and drainer, tiled splashback, wall-mounted radiator, double-glazed window to the rear, and UPVC door providing access to the rear garden.

Wc / Cloakroom

Convenient ground floor cloakroom with vinyl flooring, a ceramic toilet and wash hand basin, a wall-mounted radiator, and tiled splashback.

First Floor Landing

Carpeted landing with access to the loft space.

Bedroom One

Spacious double bedroom with carpet flooring, wall-mounted radiator, double-glazed window to the rear, and fitted wardrobe.

Bedroom Two

Second bedroom with carpet flooring, wall-mounted radiator, double-glazed window to the front, and useful over-stairs storage.

Bathroom

Family bathroom fitted with vinyl flooring, ceramic toilet and wash hand basin, bath with shower over, tiled splashback, and double-glazed opaque side window.

Loft Space

Partly boarded loft space offering additional storage potential.

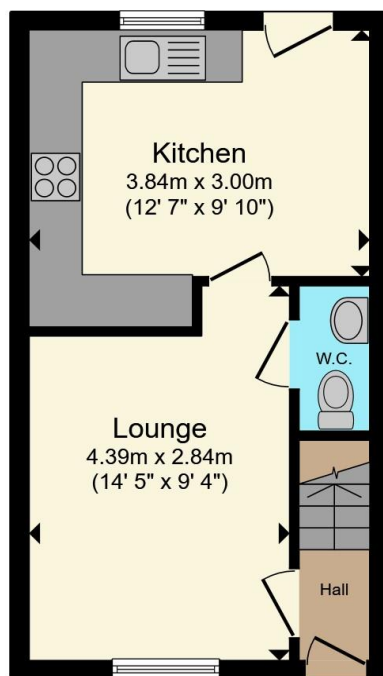
Externals

To the front, there is off-street parking, EV charger, and two external power points. The rear garden is enclosed and low maintenance, featuring astro turf, fencing, a tap, decking area, and a section laid with loose chippings.

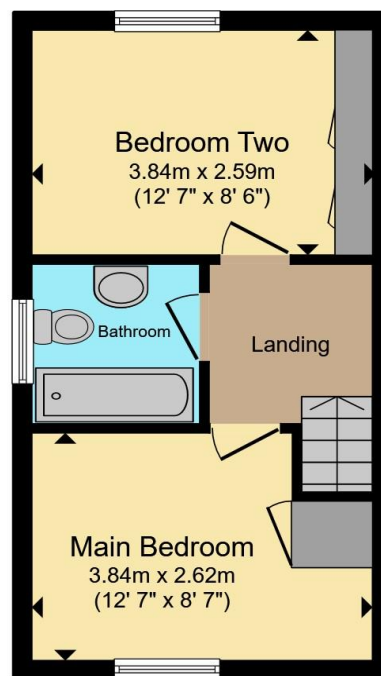








Ground Floor



First Floor

Total floor area 55.7 m² (599 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: A

Tenure: Freehold

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