



32 The Green, Huthwaite, NG17 2RQ

Guide Price **£300,000**





32 The Green

Huthwaite, Sutton-In-Ashfield

Council Tax band: C

Tenure: Freehold

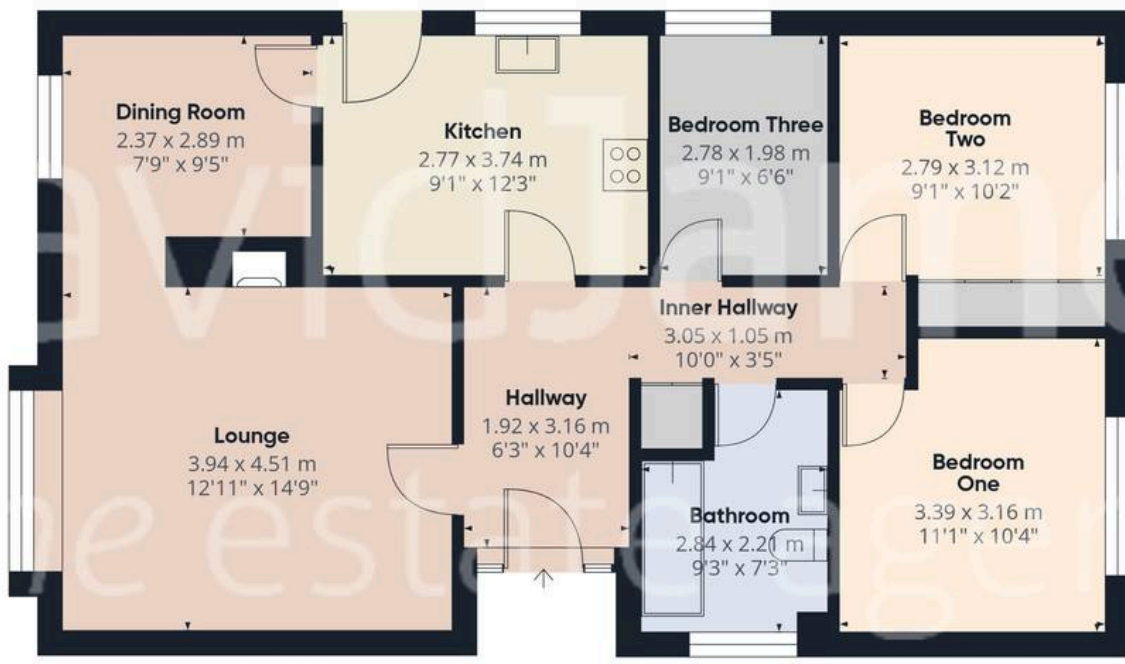
EPC Energy Efficiency Rating: D

- 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⁽¹⁾
94.2 m²
1014 ft²



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

43 Forest Street, Sutton-in-Ashfield - NG17 1DA

01623 554084 • sutton@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.