



11 Newcastle Street, Huthwaite – NG17 2LT

Guide Price **£230,000**

DavidJames
the estate agent



11 Newcastle Street

Huthwaite, Sutton-In-Ashfield

Well-presented 3 bed link-detached home close to Sutton's amenities and a short walk from Brierley Forest Park! Lounge, dining kitchen, home office plus an en-suite, garage and driveway parking!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Modern link-detached family home
- Within easy reach of Sutton-in-Ashfield's amenities, schools, transport links and the stunning Brierley Forest Park
- Welcoming entrance hall with a convenient cloakroom/WC
- Bright and spacious lounge with French doors and a feature electric fire
- Modern open-plan dining kitchen with a range of integrated appliances
- Versatile ground floor home office/study
- Three first floor bedrooms (main bedroom with a private four-piece en-suite)
- First floor modern family bathroom with a three-piece white suite
- Lawned and enclosed rear garden with patio seating space
- Driveway and garage providing convenient off-street parking







Floor 0



Floor 1



Approximate total area⁽¹⁾

106.7 m²

1147 ft²

Reduced headroom

0.7 m²

8 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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