



32 The Green, Huthwaite – NG17 2RQ

Guide Price £280,000

DavidJames
the estate agent



32 The Green

Huthwaite, Sutton-In-Ashfield

NO CHAIN! Well presented 3 bed detached bungalow in a quiet cul-de-sac! Spacious lounge, dining room, modern kitchen and bathroom, private garden, ample parking and summerhouse. Exceptional standard!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Beautifully-presented detached bungalow offered to the market with no upward chain
- Nestled in the corner of a quiet-cul-de-sac
- Lounge with feature fireplace with gas-fired burner and Oak mantle with an adjoining dining room
- L-shaped entrance hall with parquet-style Karndean flooring
- Breakfast kitchen with integrated appliances, cream panelled units and Oak finish work surfaces
- Three bedrooms (bedroom two with fitted wardrobes)
- Stylish bathroom with white suite (including a spa bath and digital shower)
- Gas central heating with Hive smart thermostat, alarm system and an expansive boarded loft providing exceptional storage
- Tandem driveway provides ample off road parking
- Attractive lawned rear garden with established borders, gravelled seating/BBQ area, summerhouse and workshop/store







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

178.1 m²

1917 ft²

Reduced headroom

48.1 m²

518 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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