



Offers Over £220,000 Freehold

37 ALL SAINTS COURT | HUTHWAITE | SUTTON-IN-ASHFIELD | NG17 2SP

**BuckleyBrown**  
ESTATE AGENTS

## MAKE A MOVE!...

Welcome to this stunning three-bedroom detached home, ideally located in the sought-after area of Huthwaite, Sutton-in-Ashfield. With excellent local amenities, schools, and transport links close by, this property is perfectly suited for families and professionals seeking both comfort and convenience.

Step inside and you are greeted by a welcoming hallway leading to a modern, well-appointed kitchen, designed for those who love to cook and entertain. Offering ample storage, sleek finishes, and generous workspace, it is a true heart of the home. The spacious open-plan living and dining room is ideal for relaxing or hosting, with sliding doors that open onto the rear garden, filling the space with natural light and creating a seamless indoor-outdoor flow. Completing the ground floor is a downstairs WC, adding practicality for busy households.

Upstairs, the home features three well-proportioned bedrooms. The master bedroom enjoys the luxury of its own en-suite bathroom, offering privacy and comfort. The additional bedrooms are versatile and can be tailored to suit your lifestyle — whether as family bedrooms, guest rooms, or even a home office. The family bathroom is finished to a high standard, perfect for unwinding at the end of the day.

Outside, the property continues to impress. To the front, there is a garage and driveway, providing ample off-street parking. The rear garden offers multiple levels, with a patio seating area ideal for al fresco dining and relaxing, as well as tiered areas that provide space for planting. Surrounded by fencing, it offers both privacy and security.

Call today to arrange a viewing!!!





**Hall**  
With leading access into;

**Kitchen 6'7" x 9'10"**  
Complete with a range of neutral wall and base cabinets, inset sink with drainer, integrated appliances and ample worktop space. Further space and plumbing for a washing machine/tumble dryer along with a window to the front elevation.

**Living Room 18'6" x 15'8"**  
Laminate flooring, central heating radiator, window to the rear along with sliding doors opening to the rear garden.

**WC**  
Fitted with a hand wash basin and low flush WC.

**Landing**  
Fitted storage cupboard and further access to;

**Bedroom One 12'7" x 9'10"**  
Carpeted flooring, central heating radiator and windows to the front elevation. Access to its own en suite.

**En Suite 5'6" x 5'4"**  
Three piece suite comprising of a hand wash basin, low flush WC and a shower. Window to the front elevation.

**Bedroom Two 8'11" x 11'9"**  
Carpeted flooring, central heating radiator and a window to the rear elevation.

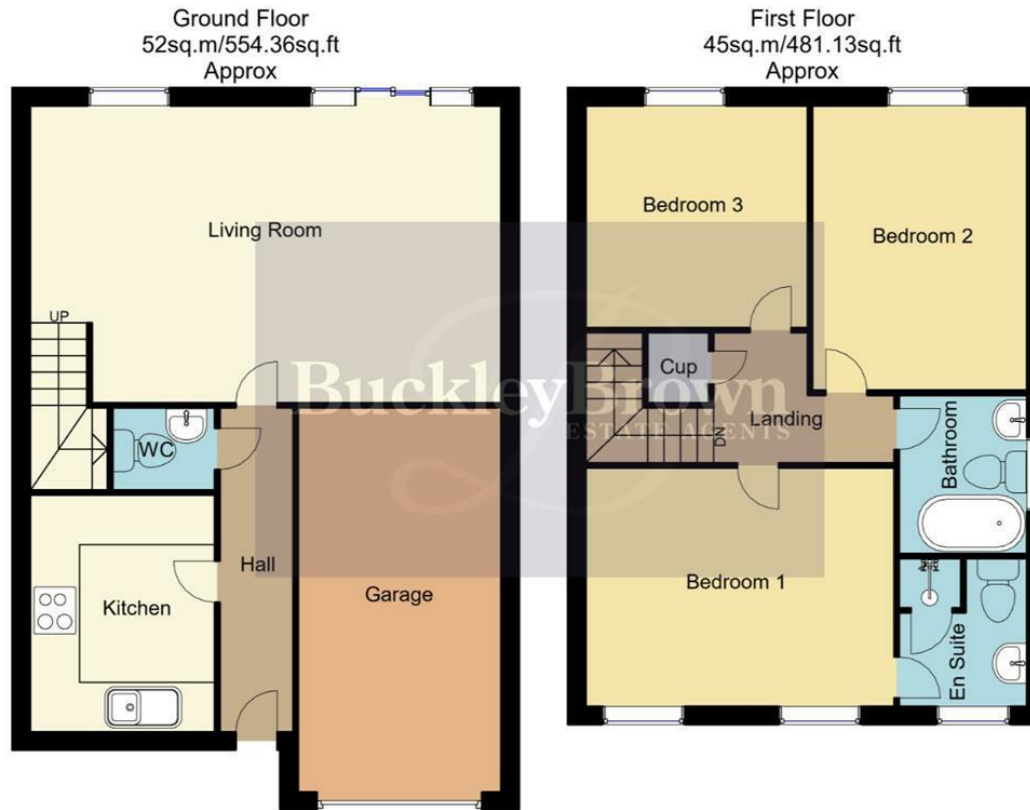
**Bedroom Three 9'3" x 9'3"**  
Carpeted flooring, central heating radiator and a window to the rear.

**Bathroom 5'6" x 7'5"**  
Three piece suite including a hand wash basin, low flush WC and a bath. Window to the side elevation.

**Garage 8'3" x 16'7"**  
Accessible from the front elevation.

**Outside**  
The front of the property offers a garage and driveway, providing ample off-street parking. The rear garden hosts a patio seating area and multiple tiered areas. With surrounding fencing.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>		73	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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SUTTON-IN-ASHFIELD  
NG17 2SP



## BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633

t: 01623 633 633

t: 01246 605121



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