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10 Clegg Hill Drive, Huthwaite NG17 2QA

Offers Around £160,000

Boasting a wider frontage with plenty of parking space, this semi detached property will appeal to the family buyer seeking well proportioned living accommodation with three good sized bedrooms.

Early viewing advised.

- **Lounge plus separate dining room**
- **Kitchen plus conservatory**
- **Popular location**

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RICS

DESCRIPTION AND SITUATION

The sale of this traditional semi detached home will be of immediate interest to the growing family seeking a property that provides good sized living accommodation complemented by three bedrooms of practical proportions.

Extra room space, privacy and economy are gained from two separate reception rooms. A large conservatory has been built onto the rear to provide further useful additional room space.

On the first floor there are two double bedrooms plus a really good sized third bedroom in addition to a shower room/w.c.

The property is situated in a pleasant and popular location, gaining easy access into the centre of Huthwaite where there are a range of shops catering for everyday needs as well as a Primary School. The property gains excellent vehicular access onto the A38 which, in turn, leads to both Mansfield and Junction 28 of the M1 Motorway.

Properties of this type are in high demand from both owner occupiers and investors. An early viewing is thoroughly recommended.

ACCOMMODATION

Accommodation with approximate room sizes may be more fully described as follows:

ENTRANCE HALL 6'3" x 10'2" (1.91 x 3.11)

With central heating radiator and staircase giving access to the first floor accommodation.

LOUNGE 13'10" x 11'10" (4.23 x 3.63)

Double glazed window and central heating radiator.

DINING ROOM 12'4" x 10'4" (3.77 x 3.16)

Double glazed window and central heating radiator.

KITCHEN 12'2" x 7'10" (3.71 x 2.4)
Equipped with modern units including a four ring gas hob plus split level oven, plumbing for dishwasher, under stairs storage cupboard.

CONSERVATORY 20'6" x 9'6" (estimated) (6.25 x 2.92 (estimated))
Equipped with a stainless steel single drainer sink unit and french doors giving access to the rear gardens.

FIRST FLOOR:

LANDING

BEDROOM 11'5" x 12'0" (3.48 x 3.67)
Double glazed window and central heating radiator.

BEDROOM 11'5" x 10'5" (3.48 x 3.19)
Double glazed window and central heating radiator.

BEDROOM 8'11" x 8'11" (2.72 x 2.74)

A good size third bedroom with double glazed window and central heating radiator.

SHOWER ROOM/W.C 8'11" x 5'8" (2.72 x 1.75)

Equipped with a plumbed in shower over a sealed floor, wash hand basin, w.c. Central heating radiator. Cupboard incorporating the Baxi wall mounted gas boiler.

OUTSIDE

The property stands on a wider than average plot. A wide, tarmacadamed driveway provides ample off street parking and scope to park further vehicles in the forecourt if needed. To the left hand side of the house there is covered access to a range of useful outbuildings. The rear gardens are level and surrounded by fencing.

TENURE

Freehold. Vacant possession of completion.

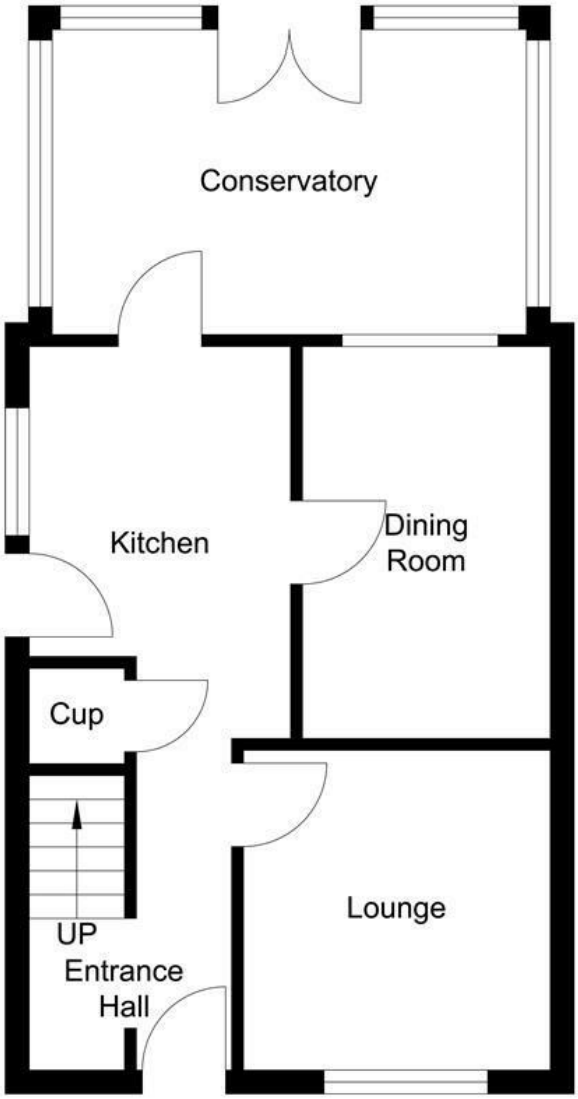
VIEWING

Arranged with pleasure by the Sole Selling Agents.

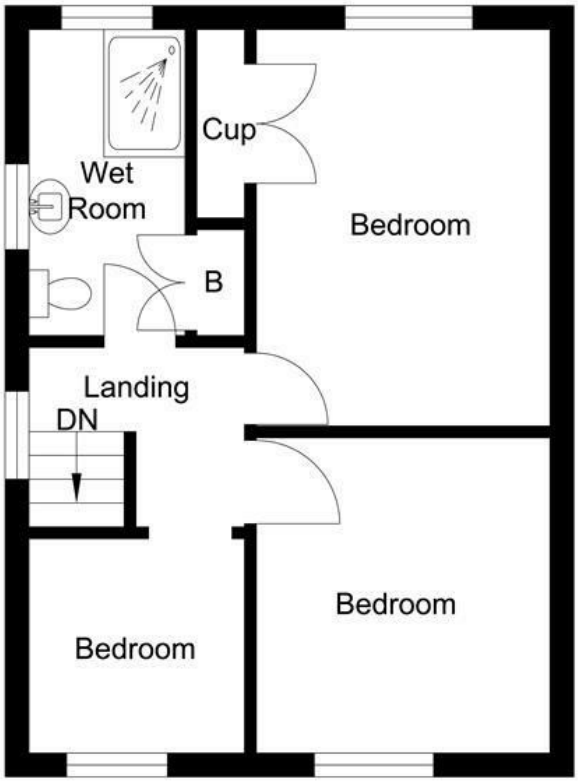
COUNCIL TAX

The local authority is Ashfield District Council. The property falls within Band A for Council Tax purposes.

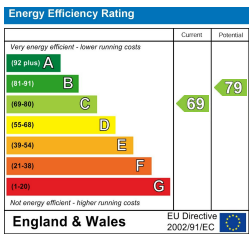
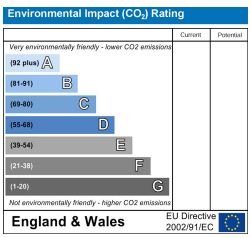
Clegg Hill Drive, Huthwaite



Ground Floor



First Floor

DISCLAIMER

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