



HUTHWAITE ROAD | SUTTON-IN-ASHFIELD | NG17 2GY

**BuckleyBrown**  
ESTATE AGENTS

\*Guide price £550,000 - £560,000\* SETTING THE STANDARD!...We certainly have a treat in store for you with this gorgeous three/four-bedroom, detached bungalow! This property has been modernised throughout with stylish decor and quality fixtures and fittings. The external is equally great too, boasting an exceptional plot with parking for multiple cars. Located just a short walk from the town, within close proximity of schools, pubs, A38 & M1 for convenience.

Let's start with one of our favourite features within this home, which has to be the lounge! This space will certainly appeal to those who entertain family and friends. There is also ample space for furnishings and homely touches. Just across from here is an open-plan dining area with space for a good-sized table and chairs, perfect for hosting dinner parties! Next, we move into the impressive kitchen, which is fitted with a range of modern high gloss wall and base units, and work surfaces to match. You won't need to touch a thing! Not to mention the modern flooring and show stopping island with a breakfast bar to enjoy your morning coffee! This property also comprises a spacious study room which offers versatility to become a second sitting room or even a fourth bedroom!

From the inner hallway, you'll be welcomed by three versatile and spacious bedrooms, two with the added luxury of their own private ensuite's, and the master with built-in wardrobe space! There is even a stunning family bathroom, that has been presented to a fantastic standard to suit modern-day living. In addition, there are two handy cupboards providing ample storage for added convenience.

Outside will definitely tick those remaining boxes, with the beautiful maintained rear garden with lawn, mature trees and fence surrounding. The outdoor area offers plenty of space for seating and a BBQ in the summer! The front presents a fantastic driveway with space for multiple cars, not to mention the garage with plenty of space for useful storage.





#### Entrance Hall

Welcoming hallway with carpet flooring, two convenient storage cupboards and giving access too;

#### Kitchen 12'7" x 19'0"

Complete with range of modern matching cabinets with complimentary work surface over, breakfast bar island hosting an electric hob with extractor hood over, integrated double oven, inset sink and drainer with mixer tap over, space for american fridge freezer, additional breakfast bar for addition dining space, windows to rear and side elevation, intricate patterned flooring and door leading to outside.

#### Living Room 19'8" x 19'9"

Boasting a bay window to front elevation and double sliding doors leading to the garden this

room has ample natural light, featuring a focal fireplace and surround, carpet flooring, archway leading into the dining room and central heating radiators.

#### Dining Room 11'0" x 12'7"

With dual aspect windows, carpet flooring, central heating radiator and serving hatch through to the kitchen.

#### Bedroom One 12'7" x 15'1"

Complete with fitted furniture comprising of wardrobes, side tables and dressing table, carpet flooring, window to the rear elevation, patio doors leading to the rear garden and access to its very own ensuite facilities.

#### Ensuite 5'8" x 11'6"

Complete with a four piece suite comprising of walk in shower, vanity sink with mixer tap, vanity low flush w.c and bidet, tiled floors and



walls, central heating radiator and window to side elevation.

#### Bedroom Two 11'6" x 12'6"

With carpet flooring, central heating radiator, window to side elevation and access to its very own ensuite facilities.

#### Ensuite 4'9" x 9'6"

Complete with a three piece suite comprising of corner bath with shower head over, low flush w.c, pedestal hand wash basin, tiled walls, central heating radiator and window to side elevation.

#### Bedroom Three 9'8" x 13'3"

With carpet flooring, central heating radiator and window to elevation.

#### Bathroom 5'8" x 8'11"

Complete with a three piece suite comprising

of panelled bath, pedestal wash hand basin and low flush w.c, tiled walls and floors, central heating radiator and window to front elevation.

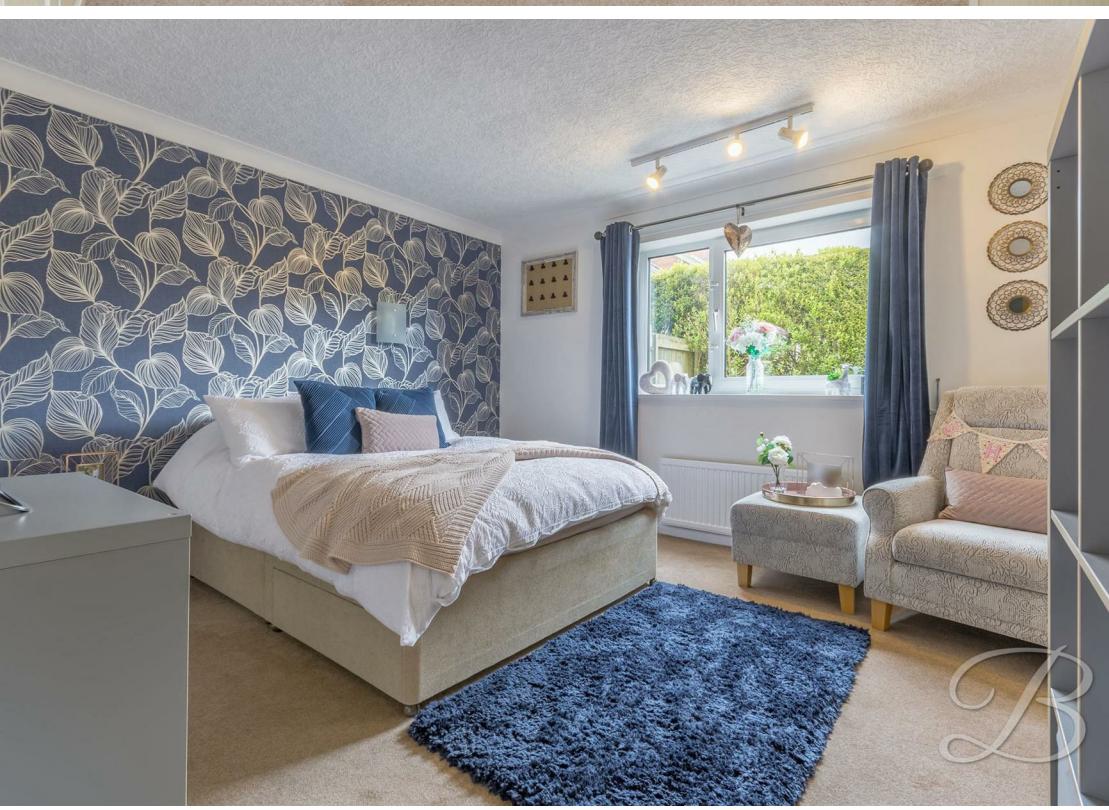
#### Bedroom Four/ Study 16'8" x 16'11"

With dual aspect windows and fitted office furniture, this room is also able to be a fourth bedroom.

#### Outside

A beautifully maintained garden with surrounding trees and shrubs to the rear. Including a spacious driveway and garage, which provides parking for multiple cars.

#### Double Garage 16'11" x 17'3" Spacious Double Garage





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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

CC Ltd ©2018

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) A		
(81-80) B		
(69-68) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	83

EU Directive 2002/91/EC

HUTHWAITE ROAD  
SUTTON-IN-ASHFIELD  
NG17 2GY



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

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.

**BuckleyBrown**  
ESTATE AGENTS