



DavidJames
the estate agent

Ploughmans Grove, Huthwaite, Sutton-In-Ashfield, NG17 2TE

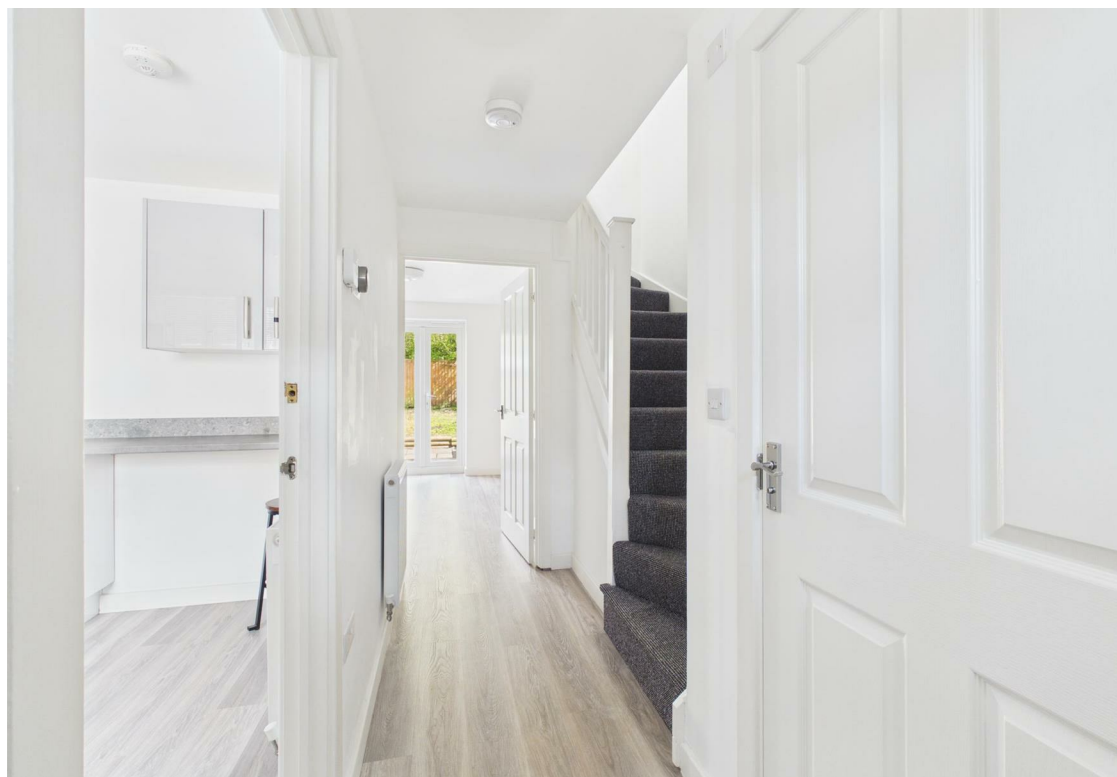
£925 Per Month

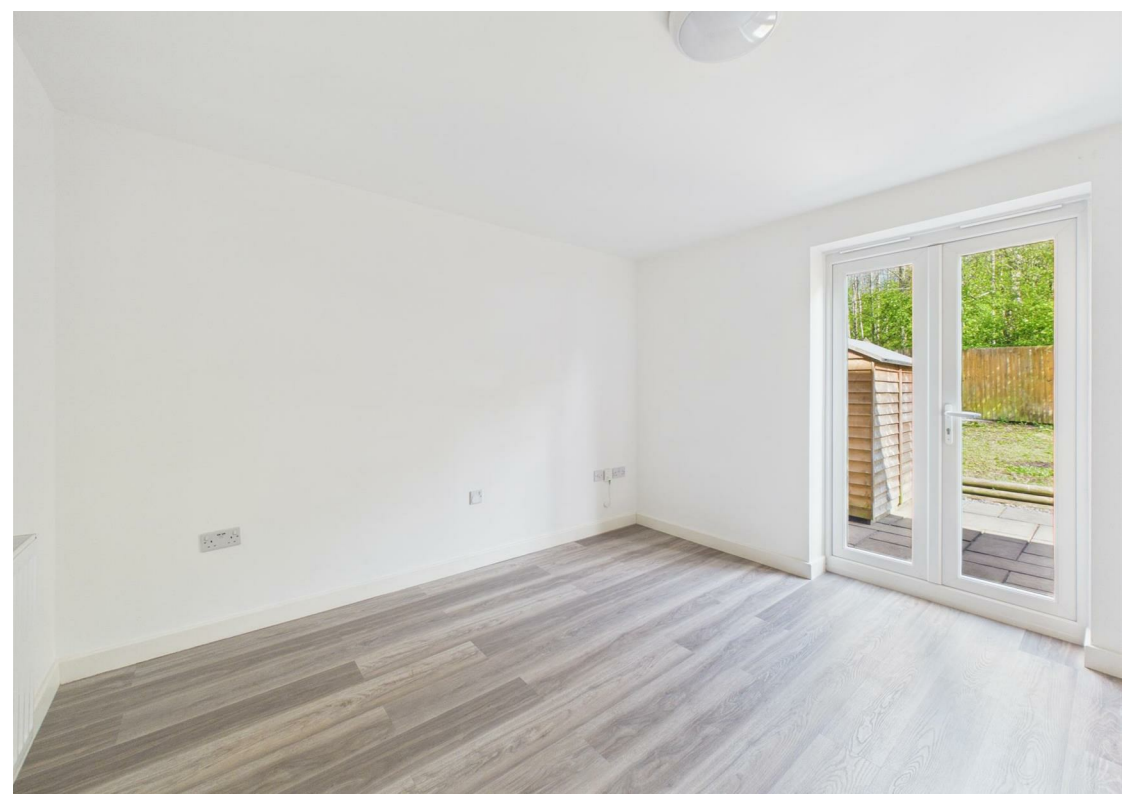
About This Property

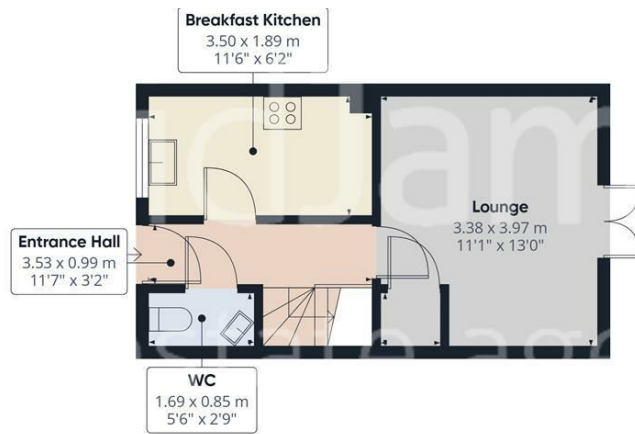


A well-presented and recently redecorated two-bedroom end-terrace town house, ideally positioned within easy reach of local amenities and transport links, and enjoying the benefit of directly backing onto Rookery Park. The accommodation begins with a welcoming entrance hall leading to a superb modern breakfast kitchen (3.56m x 1.92m), fitted with a range of contemporary units and integrated cooking appliances alongside a freestanding washing machine. To the rear of the property is a good-sized lounge (4.02m x 3.41m), featuring French door opening onto the garden. A convenient ground-floor WC off the hallway completes the downstairs accommodation. To the first floor, the property offers two generous double bedrooms, both well-proportioned and neutrally decorated, bedroom one (4.02m x 2.45m) bedroom two (4.00m x 2.59m), complemented by a modern bathroom fitted with a stylish three-piece suite (2.03m x 1.95m). Externally, the rear garden is enclosed for privacy and comprises an initial paved patio area, a useful timber shed, and a lawn beyond. To the front, block paving provides off-road parking, with the added benefit of an additional numbered parking space to the right-hand side of the property for 3 cars. EPC RATING A, Council Tax Band A, Freehold, All mains services are connected. BOND £1067
VIEWING ACCOMPANIED WITH AGENTS

- Lovely Modern two bedroom town house
- Bright and airy accommodation
- Well presented throughout, Downstairs cloaks/wc
- Rear Lounge with door to Garden
- Gas Heating & upvc Double Glazing
- Available for immediate occupation
- EPC Rating C, Freehold, Council Tax Band A
- Quiet cul-de-sac position - Close to A38 & Junct.28 M1
- Driveway to front offers 3 parking spaces
- Early Viewing Strongly Advised. BOND £1067







Floor 0



Floor 1

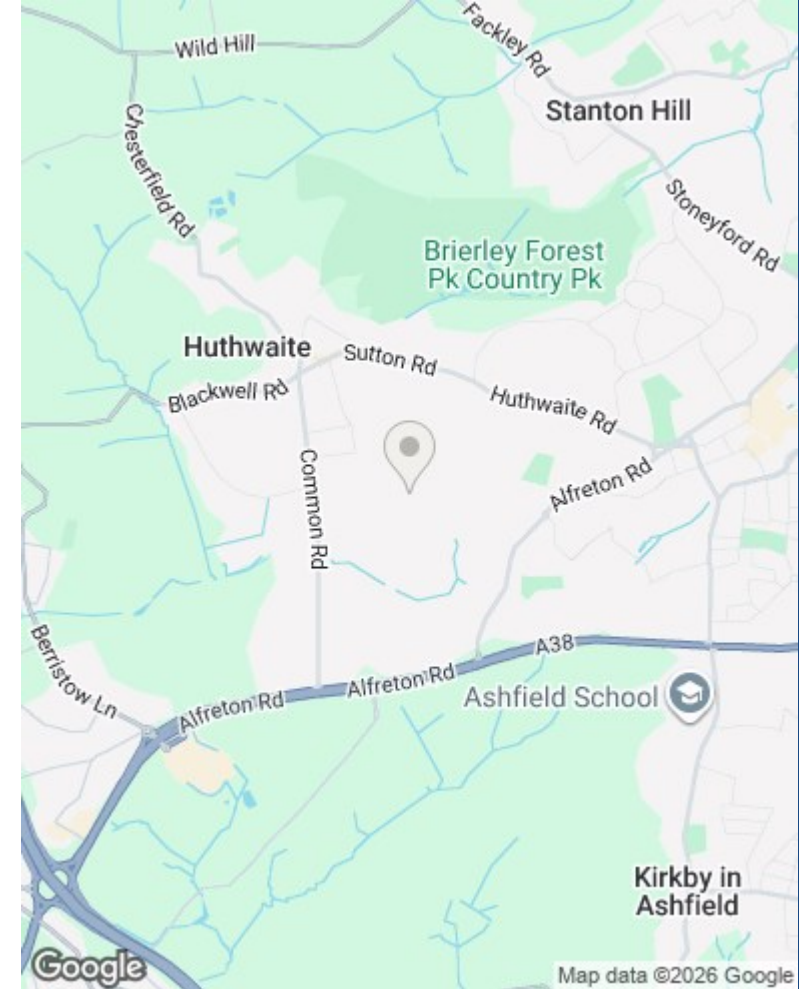


Approximate total area⁽¹⁾
50.7 m²
546 ft²

(1) Excluding balconies and terraces

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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**Council Tax Band: A
Ashfield**

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David James Estate Agents
43 Forest Street, Sutton in Ashfield, Nottinghamshire,
NG17 1DA
t: 01623 554084 e: sales@wabharnes.co.uk

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**The Property
Ombudsman**