



77 Huthwaite Road, Sutton-In-Ashfield, NG17 2GS

Guide Price **£200,000**

DavidJames
the estate agent



77 Huthwaite Road

Sutton-In-Ashfield, Sutton-In-Ashfield

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Extended, traditional style semi-detached house
- Three bedrooms, double bedrooms one and two with fitted wardrobes
- Lounge (open plan to the hallway) with bay window and fireplace
- Extended dining room with fireplace
- Good sized UPVC double glazed conservatory with tiled flooring and French doors to the garden
- L-shaped breakfast kitchen with medium Oak panelled units and integrated appliances
- Boiler room/potential utility, rear lobby, ground floor shower room/Wc with white suite and electric shower
- Fully tiled first floor bathroom/Wc with white suite and electric shower
- Concrete driveway provides ample off road parking, garage with roller door
- Deceptive lawned rear garden, sold with no upward chain
- Gas central heating, UPVC double glazing







Floor 0



Floor 1

Approximate total area⁽¹⁾

129.7 m²

1398 ft²

Reduced headroom

0.5 m²

6 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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