



**111 Sutton Road, Huthwaite, NG17 2PJ**

Guide Price **£210,000**

**DavidJames**  
the estate agent





## 111 Sutton Road

Huthwaite

Deceptive detached family home with spacious living accommodation. Featuring 4 bedrooms, one with en-suite, cosy lounge with log burner, dining kitchen, modern bathroom. Enclosed rear garden, garage, close to amenities.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

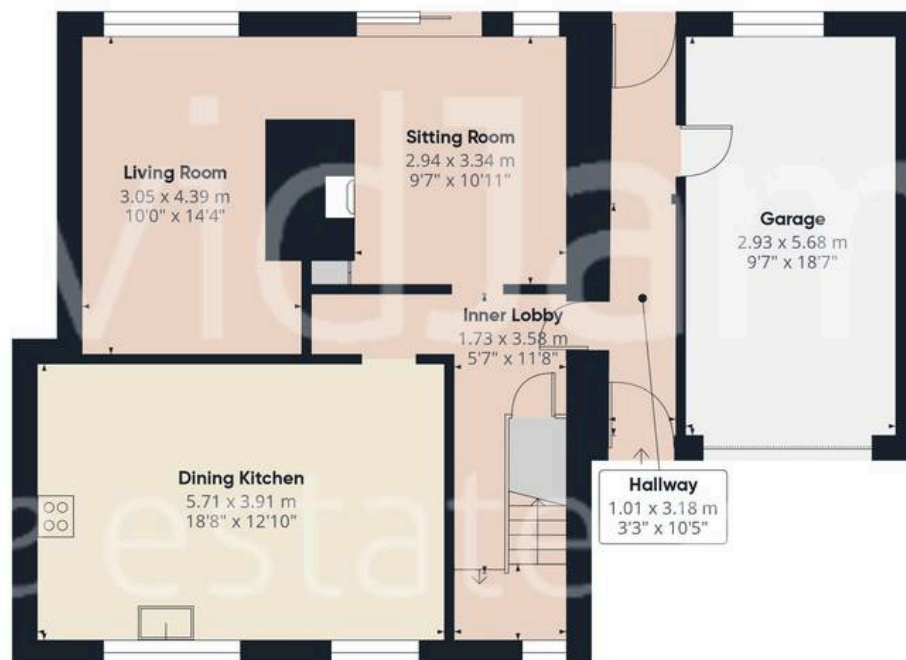
- Deceptive detached family home
- Four bedrooms, bedroom three with an en-suite shower room/Wc
- Entrance hall and inner lobby
- Lounge, adjoining sitting room with exposed brick fireplace with log burner and patio doors to the rear garden
- Good sized dining kitchen with Oak panelled units and integrated oven and hob
- Modern first floor bathroom/Wc with white suite and mains fed shower
- Combination gas central heating, UPVC double glazing, security alarm system (not currently in operation)
- Enclosed lawned rear garden with patio area
- Garage with up-and-over door provides off road parking
- Close to amenities including a medical centre











Floor 0

Approximate total area<sup>(1)</sup>

131.4 m<sup>2</sup>

1412 ft<sup>2</sup>



Floor 1

(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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## David James Estate Agents

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