



149 Huthwaite Road, Sutton-In-Ashfield - NG17 2HB

Guide Price **£260,000 - £270,000**



149 Huthwaite Road

Sutton-In-Ashfield, Sutton-In-Ashfield

GUIDE PRICE £260,000–£270,000 Traditional 3-bed semi available with no chain! Character features, 2 receptions, conservatory, garage, multi-vehicle driveway and a large south-facing garden!

Council Tax band: C

Tenure: Freehold

- Traditional and characterful semi-detached family home
- Offered to the market with no upward chain
- Within easy reach of Sutton-in-Ashfield's nearby amenities and transport links
- Two reception rooms (lounge and separate dining room)
- Superb entrance hall with stained-glass windows
- Fitted kitchen with an adjoining versatile conservatory
- Three well-proportioned first floor bedrooms
- First floor family bathroom with a separate WC
- Generous and southerly-facing lawned rear garden with established planting and an initial patio seating area
- Multi-vehicle driveway and an electric door garage provide off-street parking







Floor 0

Approximate total area⁽¹⁾

143.3 m²

1542 ft²

Reduced headroom

0.9 m²

10 ft²



Floor 1

(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.

GIRAFFE360





David James Estate Agents

43 Forest Street, Sutton-in-Ashfield - NG17 1DA

01623 554084 • sutton@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.