



**3 Farmers Close, Huthwaite, Sutton-in-Ashfield,  
Nottinghamshire NG17 2TG**

**£200,000**

Tel: 0115 9680268



- Modern Mid Town House
- Quiet Cul-De-Sac
- Private Rear Garden
- Two Off Road Parking Spaces
- Four Bedrooms
- Master With En Suite
- Viewing Highly Recommended
- Two Reception Rooms

We have a pleasure in offering to the market an extremely spacious four bedroom, three storey town house, situated in a quiet residential location offering excellent transport links to M1. This property could prove to be a shrewd investment as it currently benefits from an excellent family of sitting tenants but would also be suitable for all buyers looking a spacious family home to call there own.

The property is particularly spacious with the accommodation comprising an entrance hall, kitchen diner and a living room to the rear of the property. To the first floor landing there are three bedrooms plus a family bathroom and finally to the second floor landing a spacious master bedroom with en suite.

Externally, this property stands centrally in a select easy on the eye block of town houses. With a low maintenance frontage. To the rear of the property there is a deceptively well proportioned garden majority laid to lawn with fenced boundaries to all sides. With this property also benefitting from two parking spaces providing off road parking.

#### **ENTRANCE HALL**

w: 4.72m x l: 1.09m (w: 15' 6" x l: 3' 7")

An inviting entrance hall with a radiator, ceiling light point and stairs providing access to the first floor landing.

#### **DOWNSTAIRS WC**

w: 1.68m x l: 0.84m (w: 5' 6" x l: 2' 9")

With a modern suite comprising a low flush WC and a pedestal wash wash hand basin with chrome mixer tap. There is also a radiator, ceiling light point and an extractor fan.

#### **KITCHEN DINER**

w: 4.72m x l: 2.79m (w: 15' 6" x l: 9' 2")

A modern kitchen diner having a stylish range of wall cupboards, base units and drawers with working surfaces over. Inset one and a half bowl sink with drainer and chrome mixer tap. Integrated electric double oven, four ring gas hob with concealed extractor hood over. Space for the following appliances: fridge/freezer, dishwasher and washing machine. There is also a radiator, ceiling lighting and a double glazed window to the front elevation.

#### **LIVING ROOM**

w: 4.9m x l: 2.97m (w: 16' 1" x l: 9' 9")

A spacious lounge having a radiator, ceiling light point and double glazed window and French doors providing access onto the rear garden.

#### **FIRST FLOOR LANDING**

w: 2.74m x l: 1.93m (w: 9' x l: 6' 4")

Having a ceiling light point, radiator and stairs providing access to the second floor landing.

#### **BEDROOM TWO**

w: 4.11m x l: 2.84m (w: 13' 6" x l: 9' 4")

A large second double bedroom having a radiator, ceiling light point and a double glazed window to the rear elevation.

#### **BEDROOM THREE**

w: 3.58m x l: 2.84m (w: 11' 9" x l: 9' 4")

A third well proportioned double bedroom having a radiator, ceiling light point and a double glazed window to the front elevation.

#### **BEDROOM FOUR**

w: 3.2m x l: 1.91m (w: 10' 6" x l: 6' 3")

A further bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

**FAMILY BATHROOM**

w: 1.93m x l: 1.68m (w: 6' 4" x l: 5' 6")

A modern family bathroom with three piece suite comprising a panelled bath, pedestal wash hand basin with chrome mixer tap and a low flush WC. There is also a radiator, ceiling light point, extractor fan and an obscure double glazed window to the front elevation.

**SECOND FLOOR LANDING**

With a ceiling light point.

**MASTER BEDROOM**

w: 6.55m x l: 2.9m (w: 21' 6" x l: 9' 6")

A stunning dual aspect master suite with a lovely light aspect. There is also a large range of internally built wardrobes. There is a radiator, ceiling light point and a double glazed windows to the front and rear elevations.

**EN-SUITE SHOWER ROOM**

w: 2.01m x l: 1.88m (w: 6' 7" x l: 6' 2")

A modern en suite having a three piece suite comprising a shower enclosure with wall mounted shower. Low flush WC and a pedestal wash hand basin with chrome mixer tap. There is also a radiator, ceiling light point and a double glazed velux window to the rear elevation.

**OUTSIDE**

Externally, this property stands centrally in a select easy on the eye block of town houses. With a low maintenance frontage. To the rear of the property there is a deceptively well proportioned garden majority laid to lawn with fenced boundaries to all sides. With this property also benefitting from two parking spaces providing off road parking.

**VIEWING INFORMATION**

Viewing of the property is strictly by appointment only. To book a viewing please call our Associate Director, Ben Pycroft on our office number 0115 968 0268.

**TENURE**

This property is being sold as a freehold property, with vacant possession on completion.

**MORTGAGE ADVICE**

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

**FIXTURES & FITTINGS**

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.







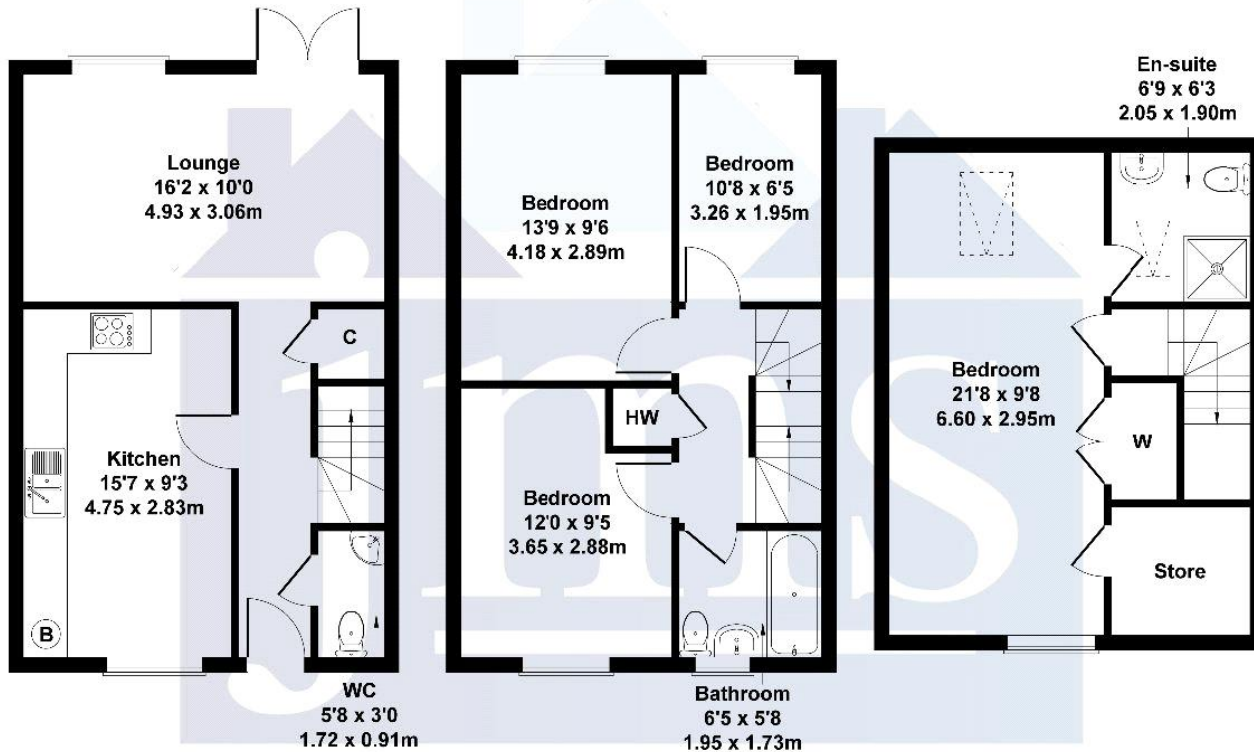






# Farmers Close NG17 2TG

Approximate Gross Internal Area  
1195 sq ft - 111 sq m



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		88
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only  
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