



**32a Ashfield Road, Huthwaite, Sutton-in-Ashfield, Nottinghamshire NG17 2NX**

**Guide Price £200,000**

Tel: 0115 9680268



- Modern Detached House
- Open Field Views
- Modern High Gloss Kitchen
- Stylish Bathroom
- No Upward Chain
- Open Plan Lounge Diner
- Quiet Cul-De-Sac
- Three Bedrooms

An excellent opportunity to purchase a three-bedroom detached house with a beautifully presented, modern internal interior including a sleek kitchen with ice white high gloss units, contemporary family bathroom which continues the modern theme that is running throughout this property. The positioning also is worth a mention being tucked at the end of Ashfield Road itself in a quaint cul-de-sac position with open field views to from two of the first-floor rooms.

The accommodation is well proportioned and well utilised throughout having a central entrance hall with access into the lounge and dining rooms which are both open plan creating a wonderful light and spacious 23ft reception room. The ground floor is completed with its stylish kitchen fitted with a range of ice white units. To the first floor landing there are three bedrooms including two doubles enjoying a pleasant open field outlook and a modern family bathroom with three piece suite.

Externally, this property stands nestled in a lovely quaint corner plot position at the end of Ashfield Street in one of the best positions on the street itself. There is high hedge to the front creating a good level of privacy, wrought iron gates that open onto a driveway and lawn to the side of the driveway which could offer more parking if required and access to the garage. To the rear of the property there is a side access which gives access from the front to rear with the rear garden being majority laid to lawn with secure fencing to all sides.

A viewing is highly recommended to appreciate this excellent house at an excellent price in this current market and is offered with no upward chain.

#### **ENTRANCE HALL**

w: 3.58m x l: 1.73m (w: 11' 9" x l: 5' 8")

A spacious and welcoming entrance to this property with a radiator, ceiling light point, understairs storage and stairs rising to the first floor landing.

#### **LOUNGE DINER**

w: 7.26m x l: 3.38m (w: 23' 10" x l: 11' 1")

A spacious lounge and open plan dining room which are seamlessly adjoined having two radiators, ceiling lighting, double glazed windows to the front elevation and double glazed patio doors opening to the rear elevation.

#### **KITCHEN**

w: 3.1m x l: 2.39m (w: 10' 2" x l: 7' 10")

A beautifully appointed light and fresh kitchen, fitted with a range of high gloss ice white wall cupboards, base units and drawers with marble effect working surfaces over. Integrated oven, four ring electric hob with wall mounted extractor hood over. Inset sink with drainer and chrome mixer tap. Integrated fridge, plumbing for a washing machine, ceiling light point, double glazed window to the side elevation and a double glazed door opening onto the rear garden.

#### **FIRST FLOOR LANDING**

w: 2.06m x l: 1.65m (w: 6' 9" x l: 5' 5")

With a ceiling light point and a double glazed window to the side elevation.

#### **BEDROOM ONE**

w: 3.91m x l: 3.61m (w: 12' 10" x l: 11' 10")

A lovely dual aspect master bedroom with a radiator, ceiling light point and double glazed windows to the front and side elevation.

#### **BEDROOM TWO**

w: 3.38m x l: 3.23m (w: 11' 1" x l: 10' 7")

A second double bedroom with pleasant views over the adjacent open fields. There is also a radiator, ceiling light point and a double glazed window to the side elevation.

**BEDROOM THREE**

w: 2.95m x l: 2.08m (w: 9' 8" x l: 6' 10")

A third bedroom with a radiator, ceiling light point and a double glazed window to the front and side elevations.

**FAMILY BATHROOM**

w: 2.08m x l: 1.88m (w: 6' 10" x l: 6' 2")

A stylish family bathroom with a modern three piece suite comprising a panelled bath with shower with internally plumbed shower over, wash hand basin with chrome mixer tap and a Low flush WC. There is also a chrome heated towel radiator, ceiling spotlights, tiled flooring and walls and an obscure double glazed window to the side elevation

**OUTSIDE**

Externally, this property stands nestled in a lovely quaint corner plot position at the end of Ashfield Street in one of the best positions on the street itself. There is high hedge to the front creating a good level of privacy, wrought iron gates that open onto a driveway and lawn to the side of the driveway which could offer more parking if required and access to the garage. To the rear of the property there is a side access which gives access from the front to rear with the rear garden being majority laid to lawn with secure fencing to all sides.

**GARAGE**

With an up and over door, power, lighting and a double glazed window and door opening onto the rear garden.

**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**

The property is being sold as a freehold. 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.















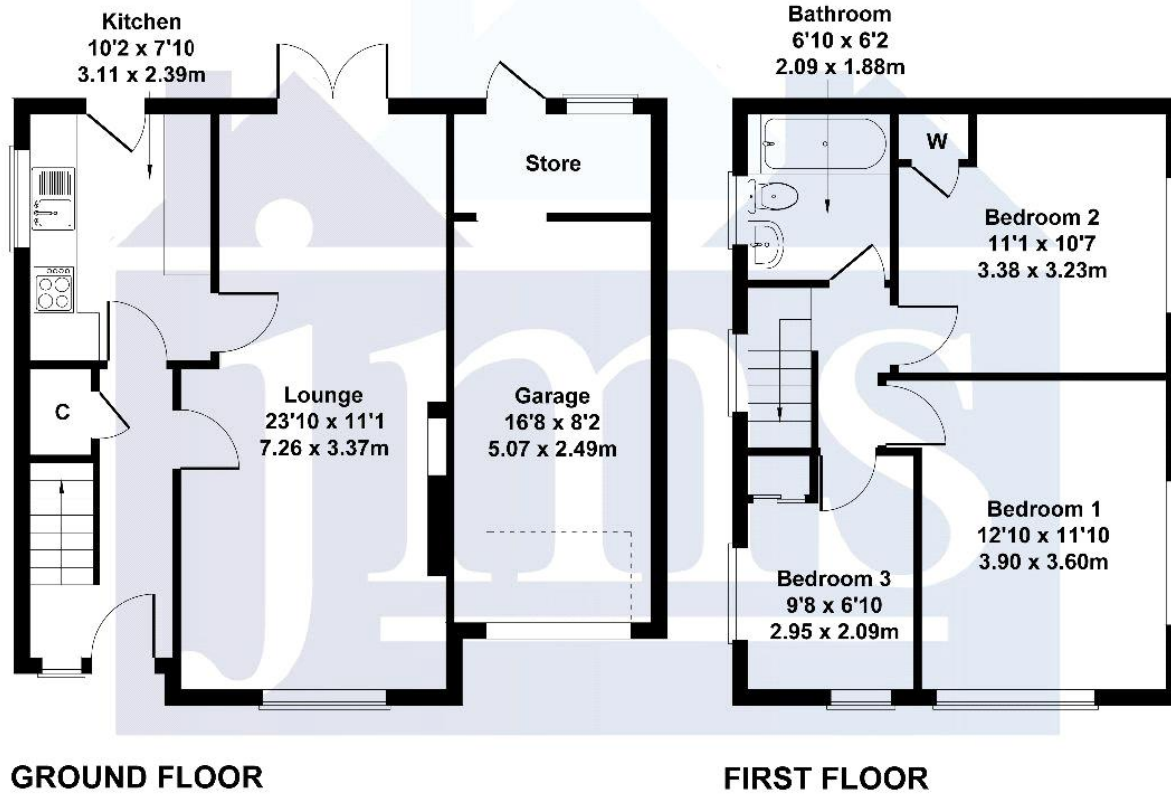






# Ashfield Road, Sutton-in-Ashfield NG17 2NX

Approximate Gross Internal Area  
990 sq ft - 92 sq m



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		
(81-91)	B		84
(69-80)	C		
(55-68)	D	62	
(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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