



3 Kedleston Close, Huthwaite, Sutton-in-Ashfield, Nottinghamshire NG17 2SE

£1,200 pcm

Tel: 0115 9680268



- Quiet Cul-De Sac Location
- Detached Family Home
- Front & Rear Gardens
- Driveway
- Modern Fully Fitted Kitchen
- Four Bedrooms
- Master Bedroom with En-Suite
- Converted Garage

A large detached family house that stands proud at the start of a quaint residential cul-de-sac. This generous proportioned home offers space in abundance would be a perfect place for any family to call home. The property has plenty of external space to both the front, side and rear and is presented in neutral and fashionable manner and still offers excellent versatility due to its well planned layout and also benefits from a converted garage which could be suitable as an extra bedroom or another reception room.

The internal accommodation comprises a central entrance hall with downstairs WC, large living room with double doors opening into the dining room with access into a modern kitchen and a spacious conservatory. There is also a utility and a converted garage which offers incredibly versatility to be used as a further double bedroom, entertaining room or many other uses for how you see fit. To the first floor landing there are four bedrooms including a master with fitted wardrobes and modern en suite and a separate family bathroom.

Externally, this plot is large and established having a driveway providing off road parking, corner sweeping garden to the side and a wonderful private rear garden which has an initial private sheltered patio area, substantial raised lawn with established planting and trees just adding to that level of privacy. There is also secure boundaries to all sides and a garden shed perfect for garden storage.

Council Tax Band: D

ENTRANCE HALL

A central entrance hall with a radiator, ceiling light point and stairs rising to the first floor landing.

DOWNSTAIRS WC

With a Low flush WC and a wash hand basin. There is also a double glazed window to the front and a ceiling light point.

LIVING ROOM

A large living room with feature fireplace, radiator, ceiling light point, double glazed window to the front elevation and internal double doors into the:

DINING ROOM

A second reception room with a radiator, ceiling light point, door into the kitchen, double glazed patio doors opening into the:

CONSERVATORY

With double doors opening onto the rear garden.

KITCHEN

Fitted with a range of wall cupboards, base units and drawers with working surfaces. Inset sink with drainer and mixer tap, integrated oven, four ring hob with wall mounted extractor hood over. Plumbing for a washing machine, space for a fridge/freezer. There is also a ceiling light point and double glazed window to the rear elevation and open access into the:

UTILITY

A handy utility room with fitted wall cupboards. There is also a ceiling light point access door into the converted garage and an obscure double glazed door opening onto the rear garden.

CONVERTED GARAGE

Formally the garage which has been converted into an excellent additional reception room which could also be used as further large double bedroom if required.

FIRST FLOOR LANDING

With a ceiling light point.

MASTER BEDROOM

A spacious double bedroom with a range of fitted wardrobes, radiator, ceiling light point and a double glazed window to the front elevation.

EN-SUITE

A modern en suite with a three piece suite comprising a shower enclosure with wall mounted shower, wash hand basin and a Low flush WC. There is also a LED mirror, radiator, ceiling light point and an obscure double glazed window to the front elevation.

BEDROOM TWO

A second bedroom with a radiator, ceiling light point and a double glazed window.

BEDROOM THREE

A third bedroom with a radiator, ceiling light point and a double glazed window.

BEDROOM FOUR

A fourth and final bedroom with a radiator, ceiling light point and a double glazed window.

FAMILY BATHROOM

With a three piece suite comprising a panelled bath, wash hand basin and a Low flush WC. There is also a radiator, ceiling light point and an obscure double glazed window to the rear elevation.

OUTSIDE

Externally, this plot is large and established having a driveway providing off road parking, corner sweeping garden to the side and a wonderful private rear garden which has an initial private sheltered patio area, substantial raised lawn with established planting and trees just adding to that level of privacy. There is also secure boundaries to all sides and a garden shed perfect for garden storage.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Lettings Team on our office number 0115 968 0268.





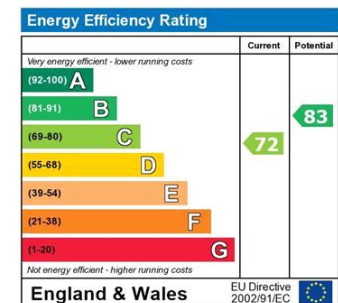
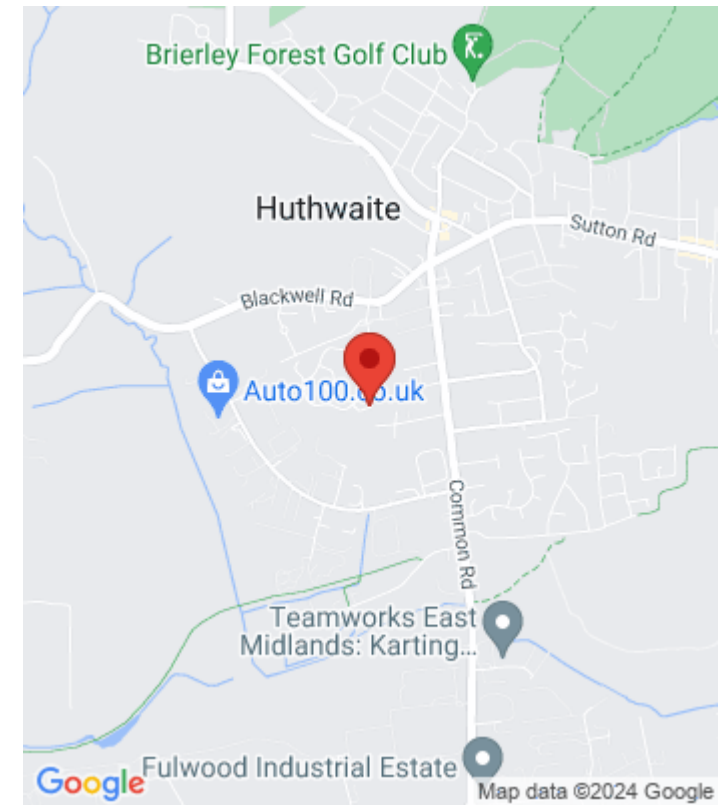












The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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