



**50 Sutton Road, Huthwaite, Sutton-in-Ashfield,
Nottinghamshire NG17 2NW**

£160,000

Tel: 0115 9680268



- Traditional Semi Detached House
- Substantial Driveway
- Front & Rear Gardens
- Bay Fronted Lounge
- Fitted Kitchen Diner
- Scope For Extension & Modernisation

A substantial and spacious traditional semi detached house at an affordable price, this truly is a perfect step for those looking to take their first steps onto the market that are looking for a generous sized home with excellent scope and potential to modernise. There is a large gated driveway, front and rear private gardens and also comes located in an ultra convenient location with easy access to excellent transport links, local schools and plenty of handy local amenities.

The internal accommodation comprises a deceptively large entrance hall with understairs storage, bay fronted reception room and open plan kitchen diner. To the first floor landing there are three bedrooms including two doubles and a modern shower room.

Externally, the property stands in a pleasant position behind a mid height stone wall with a double opening wrought iron gate opening onto a substantial driveway that runs adjacent to the property itself. There is also a front lawn which is majority laid to lawn. To the rear of the property there is a low maintenance rear garden which is patio slabbed. There is also secure boundary fencing and external storage spaces.

ENTRANCE HALL

w: 3.84m x l: 1.83m (w: 12' 7" x l: 6')

With a radiator, ceiling light point and stairs rising to the first floor landing.

LOUNGE

w: 4.34m x l: 3.96m (w: 14' 3" x l: 13')

A spacious bay fronted reception room with a radiator, ceiling light point and a large double glazed bay window to the front elevation.

KITCHEN DINER

w: 5m x l: 3.07m (w: 16' 5" x l: 10' 1")

A well proportioned kitchen diner with fitted kitchen units, space for a free standing range cooker, plumbing for a washing machine and space for a large American fridge/freezer. There is also a radiator, ceiling light point and double glazed windows to the rear elevation and a side double glazed access door providing access onto the driveway.

FIRST FLOOR LANDING

w: 2.31m x l: 2.13m (w: 7' 7" x l: 7')

With a ceiling light point, loft hatch with drop down ladder to the large attic space with lighting.

BEDROOM ONE

w: 3.68m x l: 3.68m (w: 12' 1" x l: 12' 1")

A double bedroom with a range of internal fitted wardrobes with inset hanging rails and shelving. There is also a radiator, ceiling light point and a double glazed window to the front elevation.

BEDROOM TWO

w: 3.43m x l: 3.07m (w: 11' 3" x l: 10' 1")

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

BEDROOM THREE

w: 2.57m x l: 2.16m (w: 8' 5" x l: 7' 1")

With a radiator, ceiling light point and a double glazed window to the front elevation.

SHOWER ROOM

w: 2.31m x l: 1.93m (w: 7' 7" x l: 6' 4")

With a three piece suite comprising a shower enclosure with a wall mounted shower, wash hand basin with chrome mixer tap and a Low flush WC. There is also a heated towel radiator, ceiling light point and an obscure double glazed window to the rear elevation.

OUTSIDE

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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.

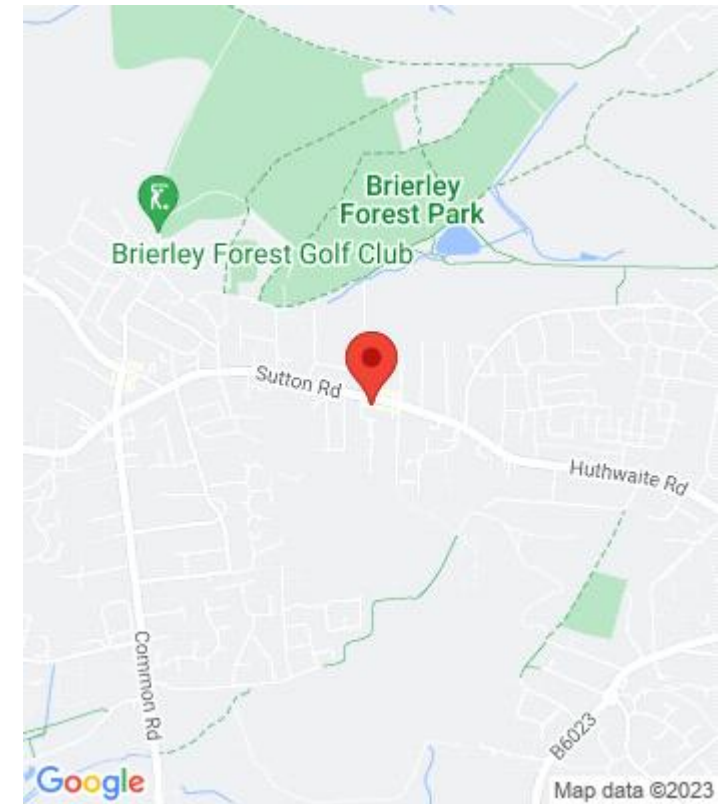
FIXTURES & FITTINGS

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.









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JMS Sales & Lettings
32 High Street, Hucknall, Nottingham, Nottinghamshire NG15 7HD
Tel: 0115 9680268 Email: enquiries@jmslettings.co.uk Website: www.jmslettings.co.uk

