



**211 Huthwaite Road, Sutton-in-Ashfield,
Nottinghamshire NG17 2HB**

£310,000

Tel: 0115 9680268



- Large Semi Detached House
- Truly Unique Opportunity
- Popular Location
- No Upward Chain
- Large 0.2 Acre Plot
- Three Bedrooms
- Development Potential
- Excellent Scope & Potential

A spacious three-bedroom house with extremely large well-balanced plot just under a quarter of an acre which offers excellent potential to extend and the added bonus of a potential building plot to the bottom of the plot following from the vendor having held initial talks with architects over potential planning possibilities which have confirmed the possible opportunity to build a substantial detached dwelling subject to official planning confirmation. Properties on this particular section of Huthwaite Road itself are always incredibly sought after and with this offering that additional and extra potential for an array of buyers it could be an ideal purchase from large families looking for their forever home, those in hair & beauty with an impressive working from home fully functional salon or even those keen developers looking to add to the existing dwelling as well as build the proposed new dwelling.

The spacious internal accommodation comprises a wide entrance hall with access into a large lounge and a generous fully fitted kitchen with vaulted ceiling to one end. There is a separate access door that opens into a fully functioning and impressive home salon with fitted hair washing station, reception desk, two cutting stations, separate rear external access and a handy placed downstairs WC with this room running perfectly alongside the kitchen which offers excellent potential for those not looking to continue the salon use to alter it to a huge open plan living kitchen which all the family could enjoy.

Externally, the property stands on a staggering sized plot being perfectly split having a large frontage which has a mid-level brick walled frontage that opens onto a huge front driveway that also has a separate access to the side of the property that runs all the way down the plot. The rear garden is split into multiple sections having an initial paved patio area, turfed lawn and further opening down currently to more hard standing area for more parking and large 18ft x 16ft outbuilding/garage with a further section of land behind. As mentioned previously the potential for development is certainly there subject to relevant planning consents as the access is split perfectly and with the erection of a new dwelling there would still be excellent parking and garden space available for both.

If you are on the lookout for a truly unique opportunity with unlimited scope & potential, then look no further as we are certain this will be an attractive proposition for the many. Please note the vendors are willing to alter the salon back to a normal room if required by any buyer.

ENTRANCE HALL

w: 3.45m x l: 2.24m (w: 11' 4" x l: 7' 4")

An open & wide entrance hall with a radiator, ceiling light point, double glazed window to the side elevation and stairs rising to the first floor landing.

LIVING ROOM

w: 5.59m x l: 3.56m (w: 18' 4" x l: 11' 8")

A truly spacious living room with two radiators, ceiling lighting and a double glazed bay window to the front elevation.

KITCHEN

w: 6.81m x l: 2.18m (w: 22' 4" x l: 7' 2")

A deceptively large fully kitted kitchen with a vaulted ceiling with inset Velux windows. There is an array of wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and mixer tap, integrated oven, four ring hob with extractor hood over, integrated microwave, space for a fridge/freezer and plumbing for a washing machine. There is also ceiling spotlights, large storage cupboard housing the boiler, double glazed window to the rear elevation and internal door into the:

SALON

w: 5.21m x l: 3.56m (w: 17' 1" x l: 11' 8")

A great and extremely versatile space that could easily be altered into a large open plan living kitchen to the rear of this property but currently fully kitted out as an excellent working from home salon with two cutting stations, hair wash station, radiator, ceiling spotlights, double glazed French doors providing a separate access and access into the downstairs WC.

DOWNSTAIRS WC

w: 1.27m x l: 1.14m (w: 4' 2" x l: 3' 9")

With a low flush WC and a wash hand basin there is ceiling lighting, obscure double glazed window to the rear.

FIRST FLOOR LANDING

w: 2.24m x l: 2.16m (w: 7' 4" x l: 7' 1")

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

BEDROOM ONE

w: 4.06m x l: 3.56m (w: 13' 4" x l: 11' 8")

A large double bedroom with an array of fitted wardrobes. There is also a radiator, ceiling light point and a double glazed window to the front elevation.

BEDROOM TWO

w: 3.4m x l: 3.23m (w: 11' 2" x l: 10' 7")

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

BEDROOM THREE

w: 2.9m x l: 2.24m (w: 9' 6" x l: 7' 4")

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

FAMILY BATHROOM

w: 3.18m x l: 2.18m (w: 10' 5" x l: 7' 2")

A well configured family bathroom with wall inset shower enclosure with internally plumbed shower, free standing bath, low flush WC and a wash hand basin. There is also a chrome heated towel radiator, ceiling spotlights, fully tiled walls, tiled floor and an obscure double glazed window to the rear elevation.

OUTSIDE

Externally, the property stands on a staggering sized plot being perfectly split having a large frontage which has a mid-level brick walled frontage that opens onto a huge front driveway that also has a separate access to the side of the property that runs all the way down the plot. The rear garden is split into multiple sections having an initial paved patio area, turfed lawn and further opening down currently to more hard standing area for more parking and large 18ft x 16ft outbuilding/garage with a further section of land behind. As mentioned previously the potential for development is certainly there subject to relevant planning consents as the access is split perfectly and with the erection of a new dwelling there would still be excellent parking and garden space available for both.

OUTBUILDING

w: 5.61m x l: 5.03m (w: 18' 5" x l: 16' 6")

A large outbuilding/garage/workshop all in one with excellent height and space on offer here with secure door, power and lighting.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by 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.







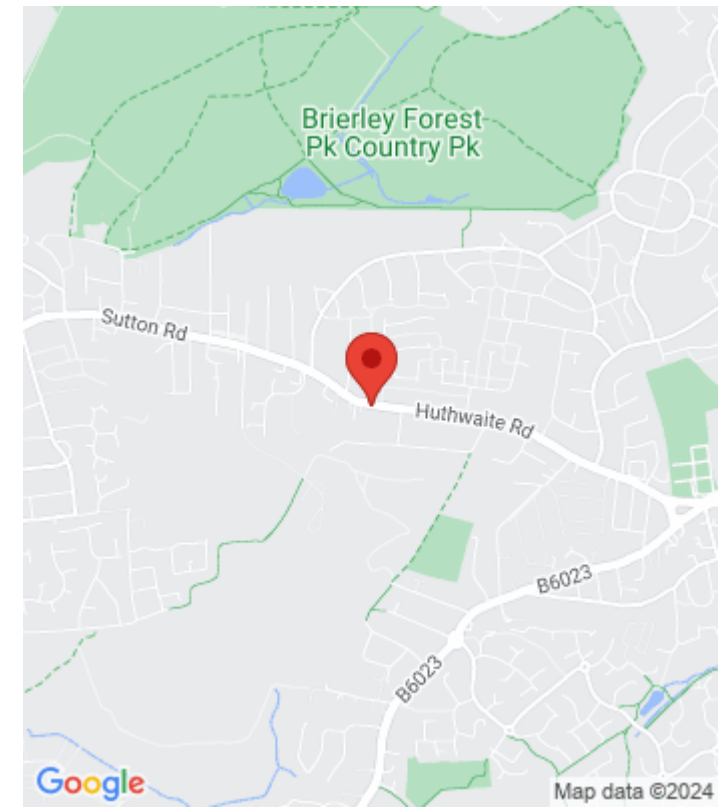












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