



49 Parkland View, Huthwaite, NG17 2TR

Guide Price **£155,000**

DavidJames
the estate agent



49 Parkland View

Huthwaite, Sutton-In-Ashfield

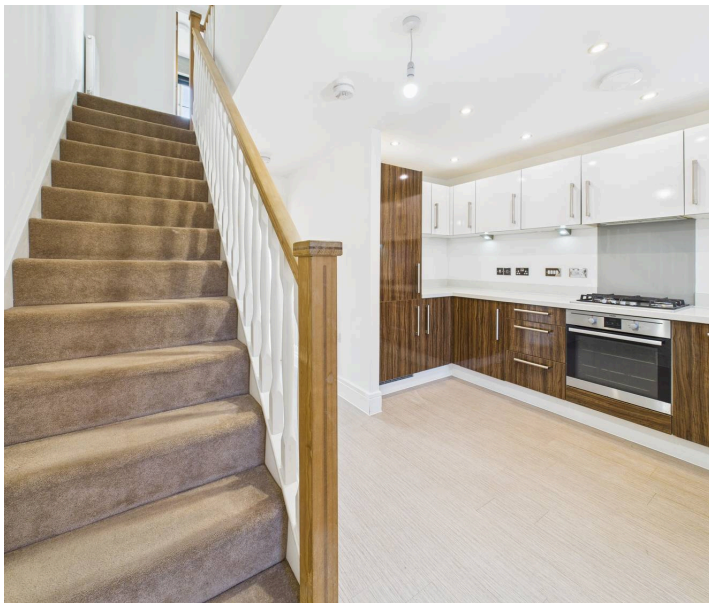
Modern two-bed semi with bright lounge, French doors to private garden, stylish kitchen, built-in storage, elegant bathroom, off-road parking, and neutral decor. Ideal for couples or small families.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Modern, well presented semi-detached house sold with no upward chain
- Two bedrooms, bedroom one with built-in wardrobes with sliding doors
- Entrance hall with timber finish flooring which is open plan to the kitchen
- Kitchen with high gloss units and integrated oven, hob, fridge/freezer, dishwasher and washing machine
- L-shaped lounge with French doors to the rear garden
- Ground floor Wc with washbasin
- Modern first floor bathroom/Wc with white suite, mixer shower and two-tone tiling
- Combination gas central heating, UPVC double glazing
- Enclosed lawned rear garden with patio
- Tandem driveway situated immediately to the rear of the property (with rear access gate) providing off road parking







Floor 0



Floor 1



Approximate total area⁽¹⁾

49.2 m²

529 ft²

Reduced headroom

1.1 m²

12 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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