



**Glenhaven, 8 The Orchard, Boot Yard, Huthwaite, NG17 2QW**

Guide Price **£190,000**

**DavidJames**  
the estate agent





## Glenhaven, 8 The Orchard

Boot Yard, Sutton in Ashfield

Spacious 3 bed detached bungalow with no chain, lounge, sun room, modern kitchen, stylish shower room, gas central heating, double glazing, 2 driveways, decking, and garden with sheds.

Council Tax band: C

Tenure: Freehold

- Spacious detached bungalow sold with no upward chain
- Three good sized bedrooms
- Entrance hall with storage cupboard
- Lounge with patio doors to the side elevation and a burner set to a fireplace
- Dining kitchen with grey gloss finish units and integrated oven, hob and extractor
- Feature, circular sun room (accessed via the lounge)
- Recently fitted and fully tiled shower room/Wc with vanity unit and walk-in shower area with mains-fed shower
- Gas central heating, UPVC double glazing
- Two driveways, situated either side of the property, provide off road parking
- Raised decking to the side elevation leading to a good sized side garden, which currently houses a number of storage sheds













Approximate total area<sup>(1)</sup>

77.4 m<sup>2</sup>  
834 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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