

46 Farnsworth Grove, Huthwaite - NG17 2AR

Guide Price £215,000

DavidJames
the estate agent







46 Farnsworth Grove

Huthwaite, Sutton-In-Ashfield

Beautifully presented 2 bed detached bungalow close to amenities and transport links! Modern kitchen, lounge and contemporary shower room alongside a driveway, garage and westerly-facing garden!
Council Tax band: B

Tenure: Freehold

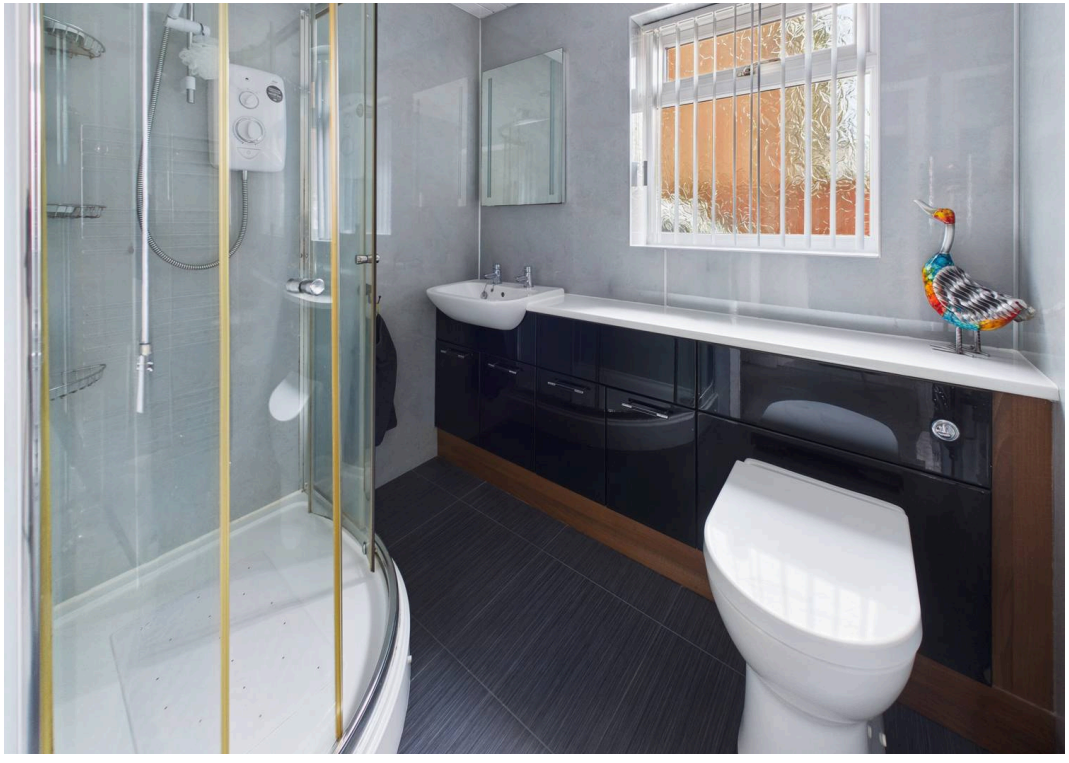
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

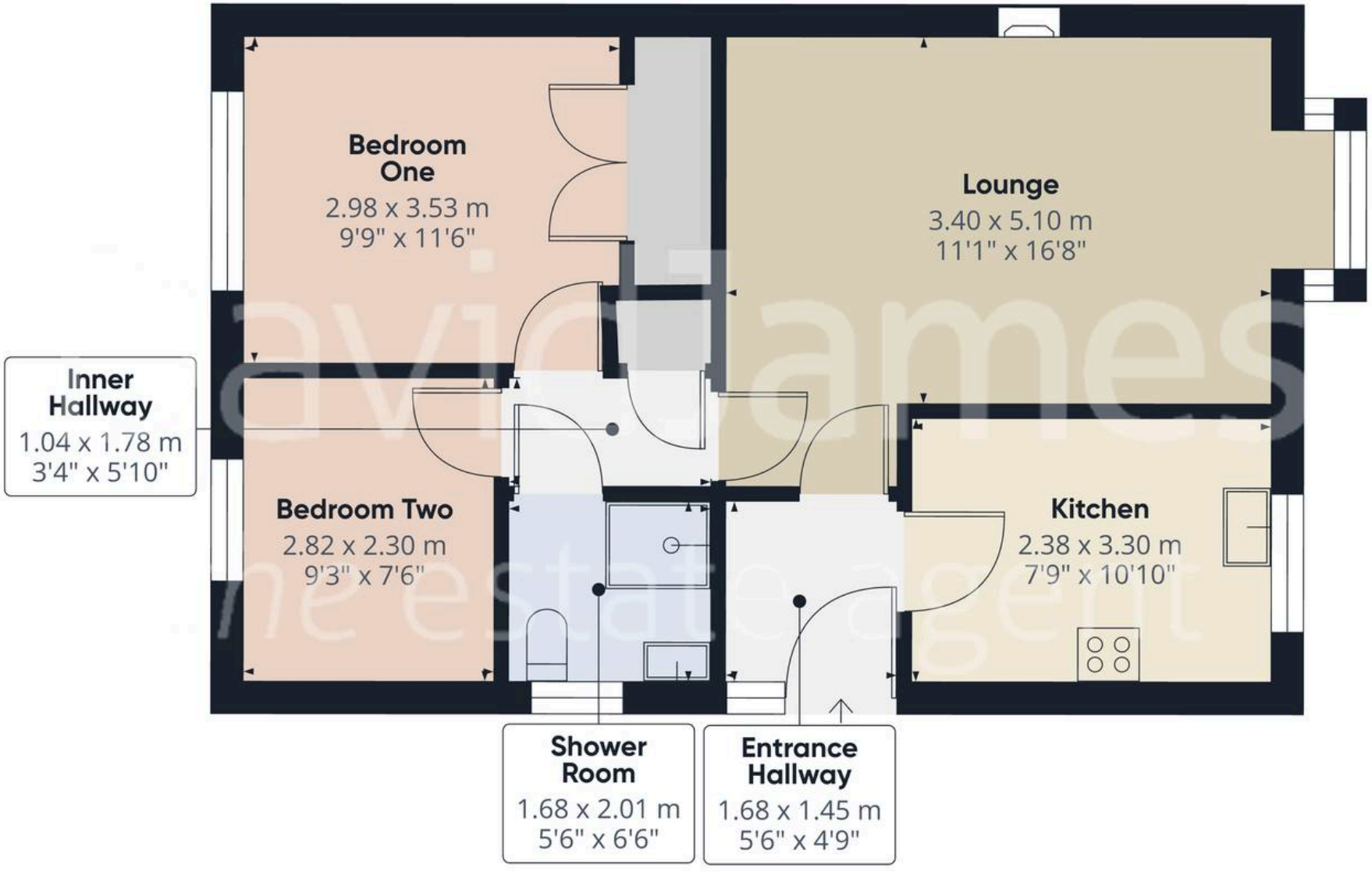
- Well-presented detached bungalow
- Popular Huthwaite location close to local shops and buses, Brierley Forest Park and Sutton-in-Ashfield's wider amenities
- Ideal for those seeking the benefits of single-storey living
- Spacious lounge with a feature box window and fireplace
- Modern fitted kitchen with integrated appliances and dining space
- Two well proportion bedrooms (main bedroom with in-built wardrobes)
- Contemporary shower room with a three-piece suite, vanity storage and an electric shower
- Westerly-facing lawned rear garden with paved seating space
- Driveway providing convenient off-street parking
- Garage with power and lighting (currently utilised for storage)











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Approximate total area(1)

54.6 m²

587 ft²

(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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S

Floor 0 Building 1



David James Estate Agents

43 Forest Street, Sutton-in-Ashfield - NG17 1DA

01623 554084 • sutton@david-james.com • www.david-james.com

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