



**Oakland Avenue, Huthwaite, Nottinghamshire, NG17 2JE**

**Offers around £120,000**

A much refined semi detached home boasting many attractive features, of immediate interest to the family buyer and worthy of an early inspection!

- AMPLE PARKING
- 3 BEDROOMS
- LOFT ROOM

## DESCRIPTION & SITUATION

The sale of this much refined semi detached home will be of immediate interest to the family buyer who can recognise value for money when it is offered.

The property has been refurbished and upgraded in recent years. It has been re-planned internally to create a very practical and stylish layout. The accommodation is appointed to a high standard.

The property provides generous and practical living accommodation complimented by three excellent sized bedrooms at first floor level. The loft has been converted to create a fourth, occasional bedroom or a work/ hobby room.

The well established rear gardens will appeal to those with keen gardening interests. There is ample parking in the forecourt for several vehicles.

The property is situated in a cul-de-sac setting. It gains excellent access into the centre of Huthwaite where there are various shops catering for everyday needs as well as the local primary school. The property enjoys fast vehicular access to the A38 which, in turn, leads to both Mansfield and junction 28 of the M1 Motorway making this an attractive proposition for those who place an emphasis on commuting.

All in all this is a rather special property which really must be seen to be fully appreciated and this we recommend without hesitation.

## ACCOMODATION

The main accommodation with approximate room sizes may be more fully described as follows:

### ENTRANCE HALL

With central heating radiator, ceramic tiled floor and staircase leading to the first floor accommodation. Under stairs storage cupboard.

### CLOCKROOM / W.C

Cleverly re-planned from what would have originally been an external w.c and incorporating a wash hand basin, w.c, ceramic tiled floor, half height tiling to the walls and central heating radiator.

## SEPERATE BUT ADJOINING KITCHEN & DINING ROOM COMPRISING

### KITCHEN 12'0" x 11'1" (3.65 x 3.39)

Equipped with solid oak fronted base and wall mounted storage cupboards including a stainless steel one and a half bowl single drainer sink unit, plumbing for washer, Potterton gas boiler. Ceramic tiled floor. Double glazed window. Opening to;



### DINING AREA 12'1" x 10'2" (into bay) (3.68 x 3.09 (into bay))

With plenty of space for a dining table and equipped with oak fronted base and wall mounted storage cupboards, ceramic tiled floor running through to the kitchen. Double glazed bay window. Central heating radiator. UPVC storm door leading to rear gardens. Archway leading to;



### LOUNGE 15'11" X 11'6"

Good quality solid oak floor deckings. Double glazed bay window and central heating radiator.



### FIRST FLOOR:

#### LANDING

With staircase leading to the loft room.

#### BEDROOM 11'6" x 10'2" (3.51 x 3.09)

Double glazed window and central heating radiator



#### BEDROOM 11'1" x 9'8" (3.39 x 2.94)

With central heating radiator and double glazed window.



#### BEDROOM 6'8" X 11'6" (2.04 X 3.51)

An excellent sized third bedroom with double glazed window and central heating radiator.

#### RE-FURBISHED BATHROOM & W.C 6'9" x 5'7" (2.05 x 1.69)

Equipped with a modern suite in white comprising a bath with plumbed in shower above, wash hand basin, w.c. Cleverly designed inbuilt storage cupboard providing plenty of storage space. Double glazed window and central heating radiator.



### **LOFT ROOM 18'10" x 8'4" (5.75 x 2.53)**

Cleverly adapted and accessed by means of a good, easy staircase leading from the landing and featuring three Velux type windows to the front/rear roof slopes and having the benefit of two central heating radiators.



### **AGENTS NOTES**

We are informed by the vendor that the loft room conversion does not have the benefit of a final Completion Certificate issued by Building Control at Ashfield District Council. As such, whilst the loft room appears to have been adapted in a competent manner it should not, technically, be classed as a bedroom. It does, however, have sufficient space and heating to allow it to be used as an occasional bedroom and it also makes the perfect hobby/workroom.

### **OUTSIDE**

To the front of the property there is a double width brick paved driveway that provides ample off street parking for several vehicles. There is an open porch built onto the front of the house. To the right hand side there is covered access leading to the rear gardens. The rear gardens comprise a paved patio with steps leading up to a small lawn along with flower beds, fruit trees and a pond. There is a further raised covered patio area to the side of a large, useful timber garden shed. The steps them lead up to a second raised garden which comprise a vegetable plot along with a greenhouse.



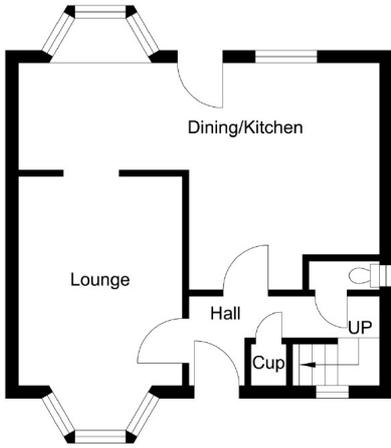
### **TENURE**

Tenure is Freehold vacant possession on completion.

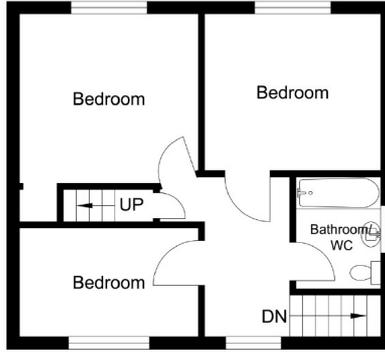
### **VIEWING**

Viewing is arranged with pleasure by sole selling agents.

Oakland Avenue, Huthwaite, NG17 2JE



Ground Floor



First Floor



Room In Roof

# Energy Performance Certificate



10, Oakland Avenue, Huthwaite, SUTTON-IN-ASHFIELD, NG17 2JE

**Dwelling type:** Semi-detached house      **Reference number:** 9388-5096-6262-7623-2950  
**Date of assessment:** 18 February 2017      **Type of assessment:** RdSAP, existing dwelling  
**Date of certificate:** 19 February 2017      **Total floor area:** 123 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

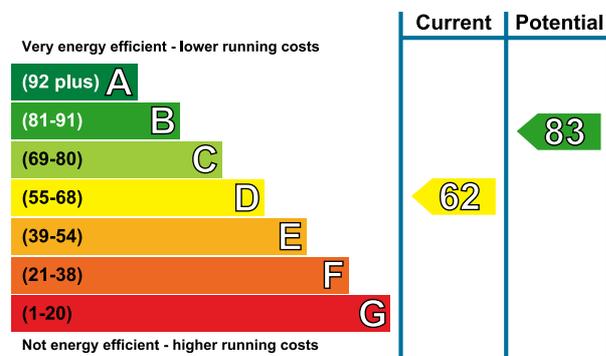
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,837</b>
<b>Over 3 years you could save</b>	<b>£ 1,329</b>

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 237 over 3 years	£ 237 over 3 years	
Heating	£ 3,264 over 3 years	£ 2,040 over 3 years	
Hot Water	£ 336 over 3 years	£ 231 over 3 years	
<b>Totals</b>	<b>£ 3,837</b>	<b>£ 2,508</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Room-in-roof insulation	£1,500 - £2,700	£ 1,089	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 135	
3 Solar water heating	£4,000 - £6,000	£ 105	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.