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**8 WHITEGATE WAY
HUTHWAITE
SUTTON-IN-ASHFIELD
NG17 2SA**



£ 200,000

VIEWING

By appointment through the selling agent on (01623) 422000
16 Albert Street, Mansfield, Nottingham, NG18 1EB

TENURE

Freehold

- Detached House
- Superb Location
- Stylish and Well Presented Throughout
- Three Bedrooms
- Large Utility
- Driveway and Garage
- UPVC Double Glazing
- Gas Central Heating
- Located Near to the designer outlets and M1
- Attractive Rear Garden

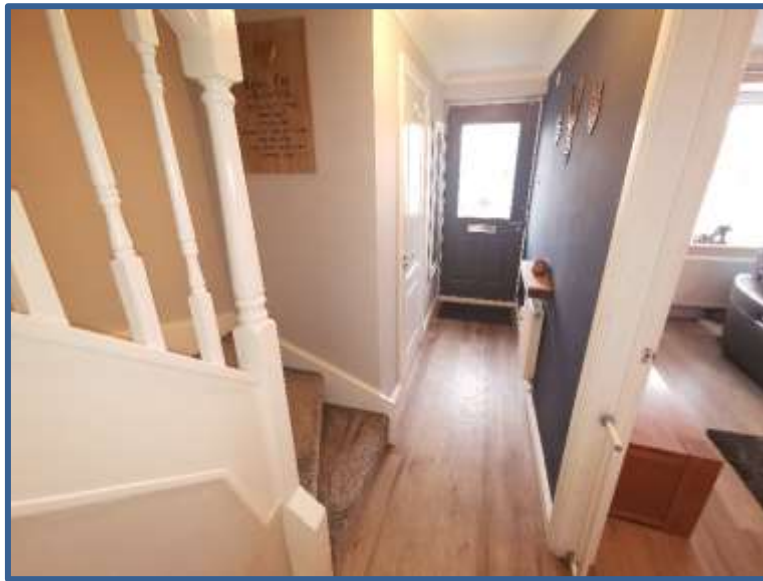
8 WHITEGATES WAY, HUTHWAITE, SUTTON-IN-ASHFIELD

This stylish three-bedroom property is an ideal family home. Being well presented throughout and having an attractive rear garden this property will make for a lovely home and benefits from the addition of a front garden with a driveway and garage providing off street parking. There are a variety of nearby amenities and good local schools, and the property is ideally located within easy distance of the East Midlands Designer Outlet and the M1.

There is a garden to the front and two-car driveway leading to the garage a tiled canopy over the front entrance door opening into:

HALLWAY

This bright hallway has radiator, power point, ceiling light point, laminate flooring and stairs to the first floor landing.



LARGE AND ATTRACTIVE LOUNGE

16'9" into bay x 10'6" Offering a bright and well-presented living space the lounge has a radiators, power points, TV aerial point, ceiling light point, laminate flooring and a UPVC double glazed bay window.



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DINING-KITCHEN

17' x 10'1" There are a range of wall and base units with roll top work surfaces and tiled surround, 1 ½ bowl single drainer sink with mixer tap, extractor over a four ring electric hob, integrated electric oven and grill, dishwasher, UPVC double glazed window to the rear, ceiling light points, radiator, power points, under cabinet lighting, and door to under stairs storage.



The dining area is a decent size with plenty of space for a table accompanied with power points, ceiling light point, and patio doors to the rear.



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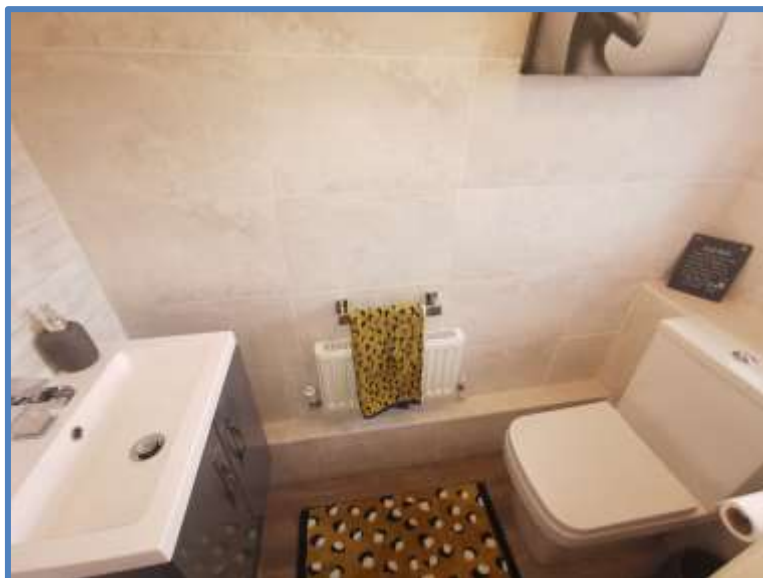
UTILITY

10' x 7'9 This is a substantial utility space with a range of wall and base units, single drainer sink with mixer tap, space and plumbing for a washing machine, space for dryer, space for fridge freezer, door to the rear, ceiling light point, and power points.



DOWNSTAIRS W.C

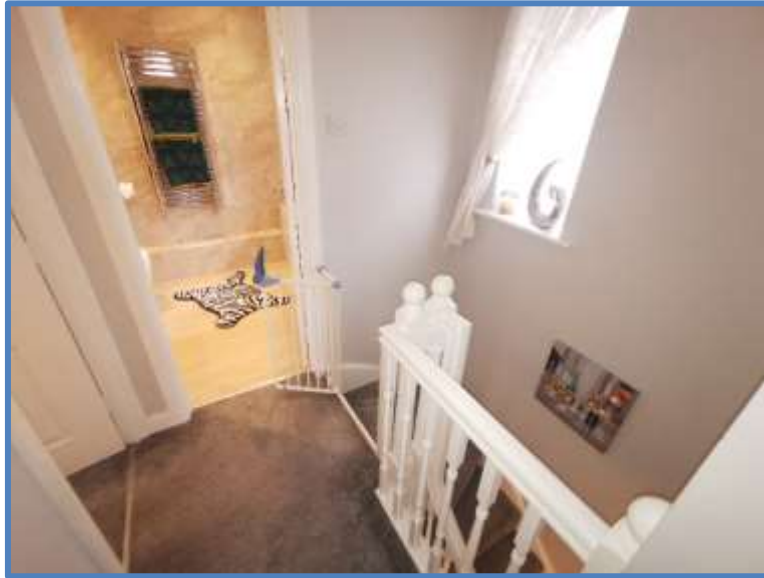
Close coupled W.C, pedestal wash hand basin, wall tiling, radiator, ceiling light point, extractor and ceramic tiled floor.



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STAIRS TO FIRST FLOOR LANDING

Stairs leading to balustraded landing with window to the side, access to airing cupboard, power points, ceiling light point and carpeted flooring.



MASTER BEDROOM

13' x 8'6" excluding fitted wardrobes UPVC double glazed window to the rear, thermostatically controlled radiator, built in wardrobes, power points, carpeted flooring and a ceiling light point.



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EN-SUITE

Close coupled W.C, pedestal wash hand basin set into vanity unit, wall tiling, chrome towel rail radiator, ceiling light point, shower cubicle, ceramic tiled floor, and opaque window to the rear.



BEDROOM TWO

10'5" x 10'3" This bedroom has a thermostatically controlled radiator, power points, ceiling light point, carpeted flooring and a UPVC double glazed window to the front.



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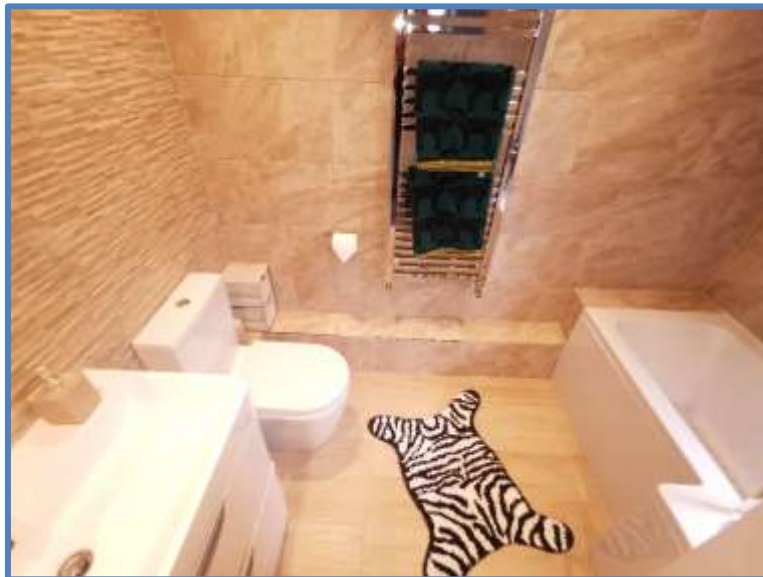
BEDROOM THREE

7'9" x 6'3" This bedroom has a thermostatically controlled radiator, power points, ceiling light point, carpeted flooring, and a UPVC double glazed window to the front.



FAMILY BATHROOM

8'0" x 5'6" Fitted with a modern three piece white suite incorporating a p-shaped bath with shower over and glazed shower screen, close coupled W.C, and pedestal wash hand basin set into vanity unit with chrome mixer tap. There is wall and floor tiling, ceiling spot lights and a chrome towel rail radiator.



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OUTSIDE

A large fully enclosed rear garden benefitting from a patio, raised lawn and hardstanding for garden shed.



ADDITIONAL INFORMATION

Council Tax Band: C

Local Authority: Ashfield District Council

Local Primary School: Woodland View Primary School

Local Secondary School: Ashfield School

Stamp Duty on Asking Price: Nil (This will vary if buying as a second home/investment property.)

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AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.