

HIGH HAZLES

Huthwaite, Sutton in Ashfield, Nottinghamshire



A small development of 2 and 3 bed semi-detached
and 3 bed detached homes



www.northcountryhomes.co.uk

Development Site Plan

High Hazles : Huthwaite

A collection of 2 and 3 bed semi-detached and 3 bed detached homes



Telephone: 01924 976 912

Email: highhazlessales@northcountryhomes.co.uk
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The Swallow

2 Bedroom : Semi-Detached Home

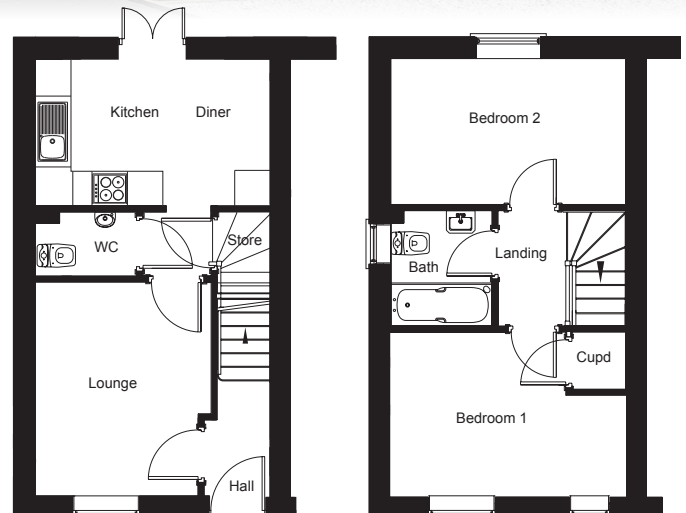


Ground Floor

First Floor

A Semi-Detached Home with 2 Bedrooms and 1 Bathroom

| Room | Size (Metres) | Size (Feet & Inches) |
|------------------|---------------|----------------------|
| Lounge | 2.97 x 3.62 | 9ft 9in x 11ft 10in |
| Kitchen / Dining | 3.97 x 2.50 | 13ft 0in x 8ft 2in |
| WC | 1.71 x 1.08 | 5ft 7in x 3ft 6in |
| Bedroom 1 | 2.59 x 2.79 | 8ft 6in x 9ft 1in |
| Bedroom 2 | 3.98 x 2.48 | 13ft 0in x 8ft 1in |
| Bathroom | 1.70 x 1.95 | 5ft 7in x 6ft 4in |



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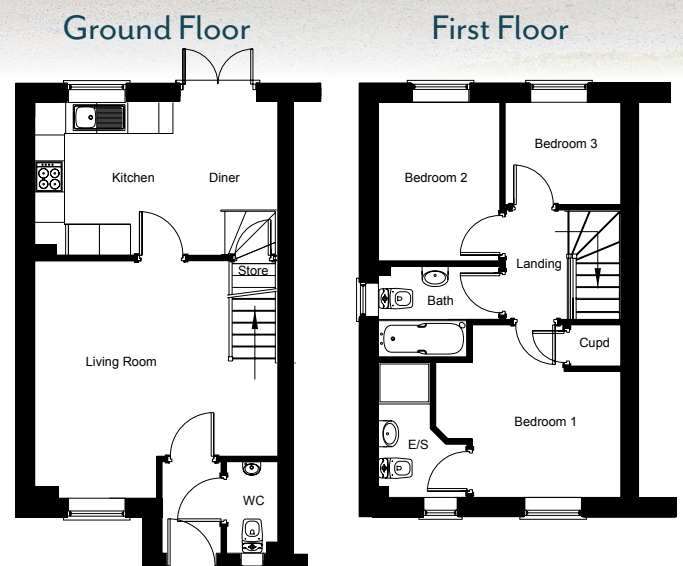
The Linnet

3 Bedroom : Semi-Detached Home



A Semi-Detached Home with 3 Bedrooms and 2 Bathrooms

| Room | Size (Metres) | Size (Feet & Inches) |
|------------------|---------------|----------------------|
| Lounge | 4.08 x 4.59 | 13ft 4in x 15ft 0in |
| Kitchen / Dining | 5.00 x 2.59 | 16ft 4in x 8ft 6in |
| WC | 0.96 x 1.77 | 3ft 1in x 5ft 9in |
| Bedroom 1 | 3.57 x 3.35 | 11ft 8in x 11ft 0in |
| Bedroom 2 | 2.38 x 3.06 | 7ft 9in x 10ft 0in |
| Bedroom 3 | 2.23 x 1.95 | 7ft 3in x 6ft 4in |
| Bathroom | 2.30 x 1.75 | 7ft 6in x 5ft 8in |



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The Blackcap

3 Bedroom : Detached Home

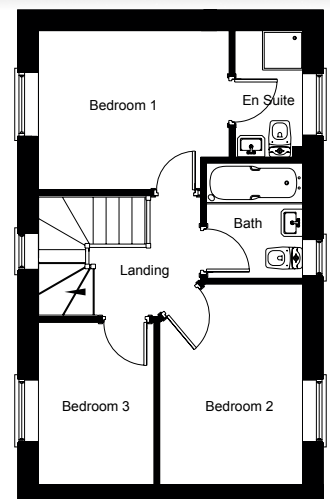
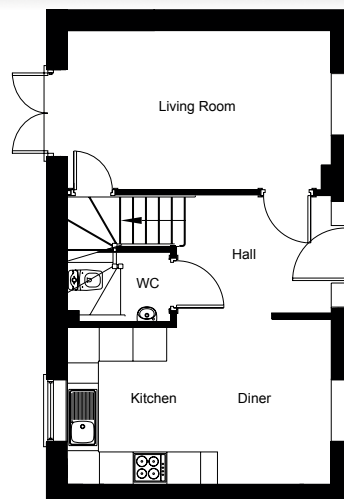


Ground Floor

First Floor

A Detached Home with 3 Bedrooms and 2 Bathrooms

| Room | Size (Metres) | Size (Feet & Inches) |
|------------------|---------------|----------------------|
| Lounge | 2.84 x 4.18 | 9ft 3in x 13ft 8in |
| Kitchen / Dining | 2.79 x 4.67 | 9ft 1in x 15ft 4in |
| WC | 1.23 x 1.84 | 4ft 0in x 6ft 0in |
| Bedroom 1 | 2.84 x 3.39 | 9ft 3in x 11ft 1in |
| Bedroom 2 | 3.56 x 2.54 | 11ft 8in x 8ft 3in |
| Bedroom 3 | 3.88 x 2.05 | 8ft 3in x 6ft 6in |
| Bathroom | 2.05 x 1.71 | 8ft 2in x 5ft 7in |



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The Crossbill

3 Bedroom : Detached Home

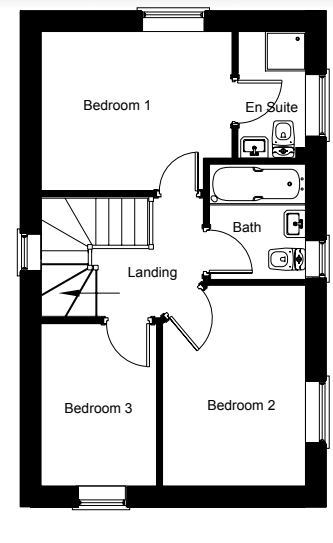
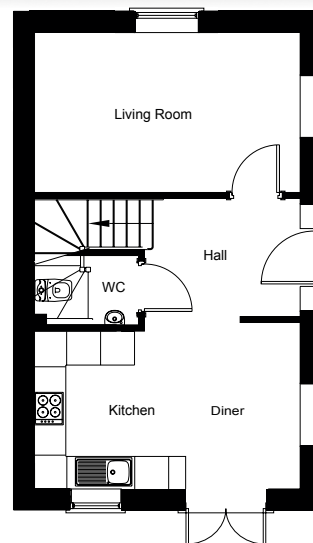


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Specification

High Hazles : Huthwaite

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Energy Efficiency Features

SOLAR PANELS

All plots feature solar PV panels

EV CAR CHARGER

Electric vehicle charging point to all homes

WASTE WATER HEAT RECOVERY SYSTEM

LIGHTING

All pendant lights are fitted with LED low energy bulbs

CENTRAL HEATING

Dual zone central Heating. Ideal Standard combi boiler.

ROOF SPACE

450mm roof space insulation

Interior Features

WALLS AND CEILINGS

White Matt Emulsion to all walls

INTERNAL DOORS

Six panel style door painted white

INTERNAL FURNITURE

Satin chrome ironmongery and hinges

STAIRCASE

Spindle newel post, handrail and newel cap

WOODWORK

White gloss

TELEPHONE POINT

Fitted in the lounge

TV POINT

Fitted in the lounge: cabling to be provided to the loft for aerial installation

ELECTRICAL SOCKETS

White sockets

SMOKE, HEAT AND CARBON MONOXIDE DETECTORS

Mains operated, hard wired smoke detector in loft space

Kitchen, Utility and Bathroom Features

KITCHEN STYLES

A range of kitchens in modern styles and colours to choose from, with an option of handles, 40mm worktop as standard along with a stainless steel splashback

WORK SURFACES

Choose from a range of colours and styles

SINK

Stainless steel one bowl sink with chrome mixer tap

APPLIANCES

Integrated cooker hood. Semi-detached properties include a conventional oven. Detached properties include a fan oven.

WALL TILES

Ceramic tile splashback to WC, 2 rows to bath, fully tiled shower enclosure where applicable

SANITARY WARE

Twyford, Alcona range in white. Shower rail and curtain to be fitted where applicable

Exterior Features

FRONT EXTERNAL DOOR

Composite six panel style door painted white with chrome ironmongery

FRENCH DOORS

UPVC in white

WINDOWS

UPVC windows in white

FRONT AND REAR DOOR LOCKING SYSTEM

Multi-point locking system

FASCIA AND RAINWATER GOODS IN UPVC

Fascias in white, gutters and downpipes in black

LANDSCAPING

Turf to front garden

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Site Location Map

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Local Information

High Hazles is a small development of just 18 two and three-bedroom semi-detached and three-bedroom detached homes. Ideally situated in the popular village of Huthwaite with a range of local amenities, schools, and green open spaces close by, offering the perfect balance of rural charm and everyday practicality.

With excellent transport links, High Hazles is particularly well suited to commuters, being just a short 5-minute drive from Junction 28 of the M1. This provides easy access to major centres including Nottingham, Derby, Sheffield, and beyond, making it an ideal location for those looking to combine comfortable living with excellent connectivity.

There is plenty to enjoy in the surrounding area, with Rookery Park just a short walk from the development, offering open green space perfect for relaxing, walking, and family outings. For more outdoor pursuits, Brierley Forest Park is approximately 2 miles away, providing scenic walking and cycling trails across reclaimed woodland.

Retail and leisure outlets are also within easy reach, with East Midlands Designer Outlet just 3 miles away, offering a wide range of shops, restaurants, and cafes. For a broader selection of amenities, the nearby town of Sutton-in-Ashfield (around 3 miles) provides supermarkets, leisure facilities, and everyday conveniences, while Mansfield (approximately 5 miles) offers a wider range of shopping, dining, and entertainment options.



Scan the QR Code and follow the Google Map Directions



MOTORWAYS
A38 : 0.7ml
M1 : 1 ml
A1(M) : 20 mls
M42 : 37mls



TRAIN STATIONS
Sutton Parkway : 3 mls
Alfreton : 4 mls
Mansfield : 4 mls



AIRPORTS
East Midlands : 25 mls
Manchester : 51 mls
Birmingham : 60 mls



TOWN CENTRES
Sutton-in-Ash : 1 ml
Alfreton : 4 mls
Nottingham : 15 mls

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