

# HIGH HAZLES

Huthwaite, Sutton in Ashfield, Nottinghamshire



An exclusive development of just eighteen  
2 and 3 bed semi-detached and 3 bed detached homes

**NORTH COUNTRY**  
HOMES

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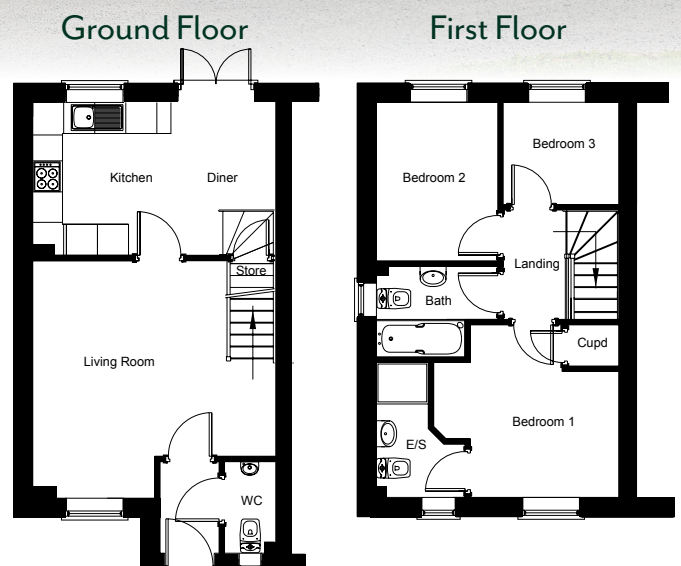
# The Linnet

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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# Specification

## High Hazles : Huthwaite

An exclusive development of just eighteen 2 and 3 bed semi-detached and 3 bed detached homes

### 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

## High Hazles : Huthwaite

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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 : 1ml  
A1(M) : 20 mls  
M42 : 37mls



#### TRAIN STATIONS

Sutton Parkway : 3.5 mls  
Alfreton : 4.5 mls  
Mansfield : 5.2 mls



#### AIRPORTS

East Midlands : 25 mls  
Manchester : 56 mls  
Birmingham : 60 mls



#### TOWN CENTRES

Sutton-in-Ash : 2 ml  
Alfreton : 5.6 mls  
Nottingham : 17 mls

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# Development Site Plan

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Issue 1: April 2026. Although every effort is made to ensure accuracy, exact details may vary during the course of construction. No responsibility can be accepted for any mis-statement on this literature, which is not a contract. The company also reserves the right to alter the specification without notice.

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