

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

www.northcountryhomes.co.uk

The Swallow

2 Bedroom : Semi-Detached Home

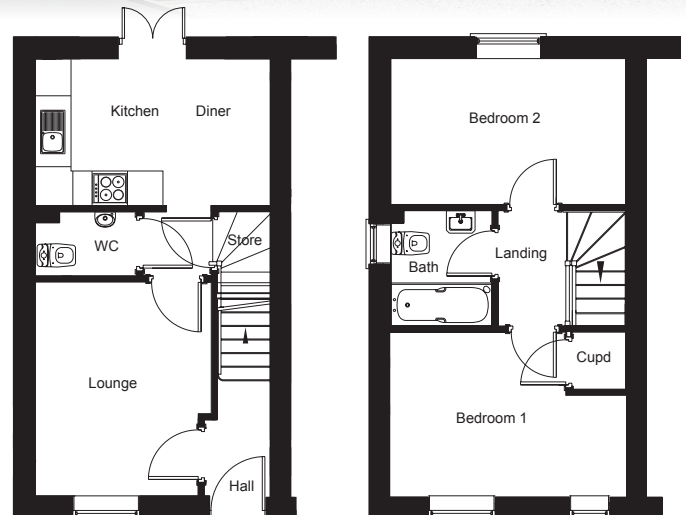


Ground Floor

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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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 : 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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