



**Stewart Way, Annesley, NG15 0EH**  
£210,000 Freehold

  
**MARTIN&CO**

# Stewart Way, Annesley

3 Bedrooms, 2 Bathroom

£210,000

- Three Bedroom Detached House
- Views Over Communal Green
- South-Facing Garden
- Integral Garage
- Master Bedroom & En-Suite
- Sought After Location
- Council Tax Band B

Situated in an enviable position with views over the communal green on this modern, sought after development stands a three bedroom detached property with early viewing strongly recommended. The accommodation comprises of an entrance hall, lounge, kitchen/diner with French Doors to the rear garden and cloakroom to the ground floor. To the first floor are three well proportioned bedrooms, the master benefiting from an en-suite shower room and a family bathroom. Externally the property offers a well proportioned South facing rear garden, driveway for two cars and an integral single garage.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B	82   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**HALLWAY** Accessed via an external door with fitted carpet and ceiling light.

**LOUNGE** 16' 2" x 10' 3" (4.93m x 3.12m) With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

**HALLWAY** With a fitted carpet, stairs rising to the first floor and ceiling light.

**GROUND FLOOR WC** With a low flush w.c., pedestal wash hand basin, vinyl floor covering, wall mounted radiator and ceiling light.

**KITCHEN/DINER** 18' 11" x 7' 8" (5.77m x 2.34m) With a fitted kitchen comprising of a range of high and low level units with a rolled edge worktop over with upstand incorporating a one and half bowl stainless steel sink and drainer, integrated electric oven, inset gas hob with extractor hood over, washing machine and dishwasher plumbing, vinyl floor covering, uPVC double glazed window to the rear elevation and ceiling

light. The dining area has vinyl floor covering, wall mounted radiator, uPVC double glazed French Doors leading to the rear garden and ceiling light.

**LANDING** With a fitted carpet, uPVC double glazed window to the side elevation, storage cupboard and ceiling light.

**MASTER BEDROOM** 13' 11" x 9' 8" (4.24m x 2.95m) With a fitted carpet, two uPVC double glazed windows to the front elevation, wall mounted radiator and ceiling light.

**EN-SUITE** Comprising of a fitted suite consisting of a double wide shower enclosure with a mains fitted mixer bar shower, low flush w.c., pedestal wash hand basin, vinyl floor covering, chrome heated towel rail, opaque uPVC double glazed window to the front elevation and ceiling light.

**BEDROOM TWO** 11' 3" x 8' 8" (3.43m x 2.64m) With a fitted carpet, uPVC double glazed window to the rear

elevation, wall mounted radiator and ceiling light.

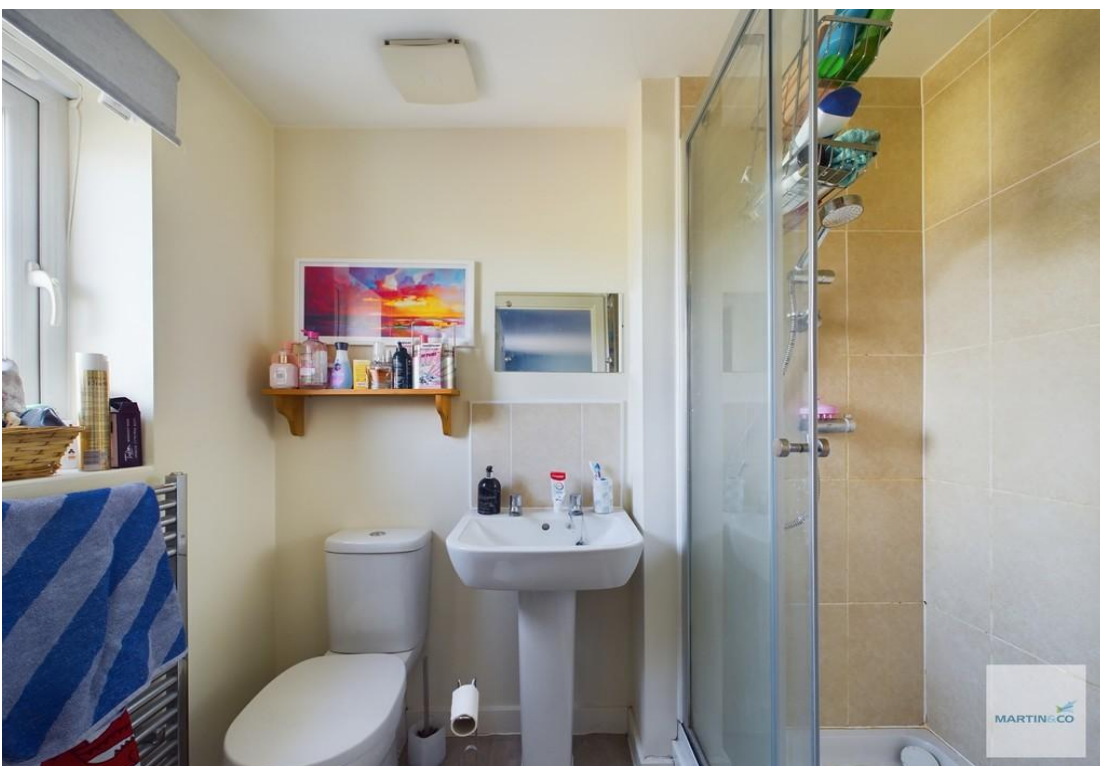
**BEDROOM THREE** 9' 11" x 7' 9" (3.02m x 2.36m) With laminate flooring, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

**BATHROOM** With a fitted suite comprising of a panelled bath with chrome mixer tap and hand held shower attachment, low flush w.c., pedestal wash hand basin, vinyl floor covering, wall mounted radiator, opaque uPVC double glazed window to the side elevation and ceiling light.

**EXTERNAL** The property has an enclosed south-facing rear garden which is mainly laid to lawn with a raised decking area, fenced boundary and secure gate access. To the front is a lawned garden, double width driveway providing parking for two cars and providing access to the integral garage with up and over door, power and lighting.









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