



**Longhill Rise, Annesley, Nottinghamshire, NG17 9FG**

Guide Price £200,000-£210,000 Freehold





# Longhill Rise, Annesley, Nottingham

3 Bedrooms, 1 Bathroom

**Guide Price £200,000-£210,000**

- Extended Three/Four Bedroom Semi-Detached House
- Versatile Accommodation
- Refitted Kitchen
- Enclosed Rear Garden
- Driveway For Two Cars
- Neutral Décor Throughout

GUIDE PRICE £200,000-£210,000. Offering versatile accommodation this extended three/four bedroom semi-detached property stands in an excellent location in close proximity to a range of local amenities. The property comprises of an entrance hall leading through an open plan dining with access to a modern, refitted kitchen, lounge with patio doors to the rear garden, ground floor w.c. and a fourth bedroom/home office. To the first floor there are two generously sized double bedrooms and a further single alongside a family bathroom. Externally, the property has a good sized enclosed rear garden and double width driveway to the front proving off road parking.



**HALLWAY** Accessed via an external uPVC door with wood flooring, wall mounted radiator, stairs rising to the first floor and ceiling light.

**DINING ROOM** 18' 9" x 8' 1" (5.72m x 2.46m) With wood effect flooring, bespoke banquette dining and seating area, uPVC double glazed window to the front elevation, under stairs storage cupboard and two ceiling lights.

**LIVING ROOM** 15' x 10' 10" (4.57m x 3.3m) With a fitted carpet, sliding uPVC double glazed Patio doors to the rear garden, wall mounted radiator and ceiling light.

**KITCHEN** 11' 8" x 7' 9" (3.56m x 2.36m) With a range of fitted high and low level units with a squared edge worktop over incorporating a sink and drainer, integrated electric oven, inset electric hob, integrated fridge, freezer and washing machine, ceramic tiled flooring, uPVC double glazed window and external door to the rear elevation and ceiling light.

**BEDROOM FOUR/STUDY** 10' 8" x 7' 6" (3.25m x 2.29m) With wooden flooring, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

**LANDING** With a fitted carpet, loft hatch and ceiling light.

**MASTER BEDROOM** 14' 8" x 10' 9" (4.47m x 3.28m) With a fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

**BEDROOM TWO** 15' 11" x 7' 6" (4.85m x 2.29m) With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

**BEDROOM THREE** 11' 6" x 5' 10" (3.51m x 1.78m) With a uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

**BATHROOM** With a fitted suite comprising of a bath

with a mains fitted mixer bar shower over with rise and twin shower head, low flush w.c., vanity wash hand basin, ceramic tiled floor and wall tiling, chrome heated towel rail, opaque uPVC double glazed window to the rear elevation and ceiling light.

**EXTERNAL** The property enjoys a good sized enclosed rear garden which is mainly laid to lawn with a raised decking area and secure gate access. To the front is a paved double width driveway providing off road parking for two vehicles and a hedged and fence boundary.



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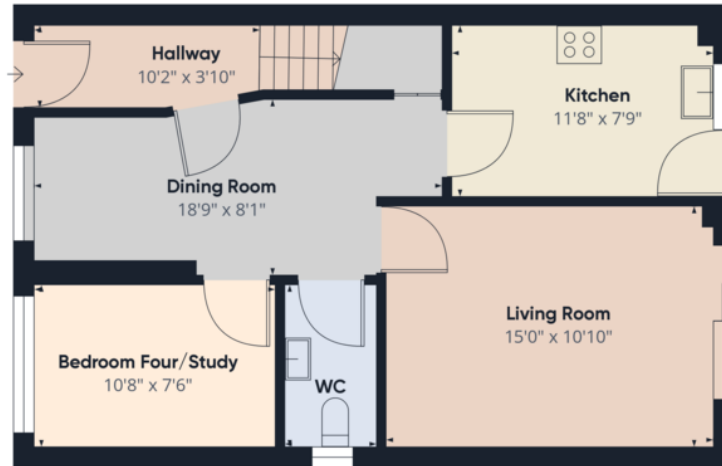
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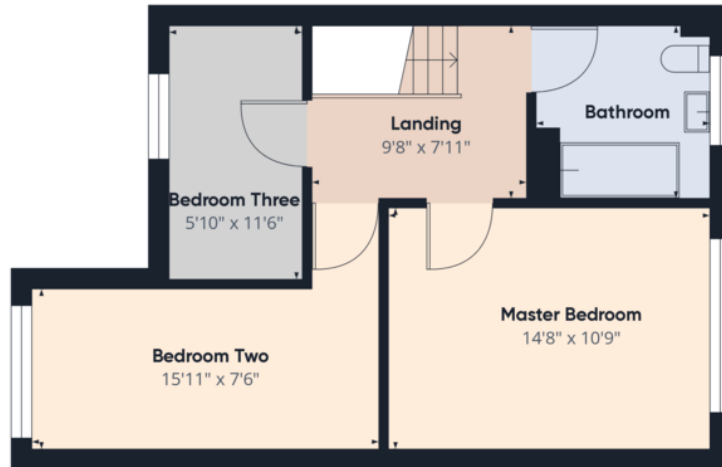








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
1046.33 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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