

# HoldenCopley

PREPARE TO BE MOVED

Annesley Road, Hucknall, Nottinghamshire NG15 7DB

---

**Guide Price £240,000 - £250,000**



Annesley Road, Hucknall, Nottinghamshire NG15 7DB





GUIDE PRICE £240,000 - £250,000

## SPACIOUS FAMILY HOME...

This three bedroom semi detached extended property would be an ideal home for any growing families looking for a property that offers an abundance of space both inside and outside of the property as well as being excellently presented allowing the new owners to drop off their bags and move straight in! Situated close to many local amenities such as shops, schools within catchment and eateries. As well as being located close to green spaces such as Newstead Abbey Park. To the ground floor of the property is a spacious living room and a modern kitchen diner, to the first floor of the property are three double bedrooms serviced by a three piece bathroom suite. Outside to the front of the property is a driveway to provide off road parking and to the rear of the property is a private enclosed garden with a decked patio area, a lawn and a fruit and vegetable garden.

MUST BE VIEWED







- Semi Detached Extended Property
- Three Bedrooms
- Spacious Living Room
- Modern Kitchen Diner
- Three Piece Bathroom Suite
- Off Road Parking
- Spacious Rear Garden
- Well Presented
- 360 Virtual Tour
- Must Be Viewed











## GROUND FLOOR

### Entrance Hall

3'3" × 10'5" (1.0 × 3.2)

The entrance hall has wooden flooring, an in-built under stairs cupboard, a radiator, carpeted stairs and provides access into the accommodation

### Living Room

18'0" × 20'11" (5.5 × 6.4)

The living room has wooden flooring, a feature fireplace with a multi-fuel smokeless burner and tiled hearth, a TV point, a radiator, a UPVC double glazed bay window to the front elevation and internal double doors to the kitchen

### Kitchen Diner

12'9" × 22'3" (3.9 × 6.8)

The kitchen diner has wood effect flooring, a range of fitted base and wall units with fitted wooden countertops, a sink and a half with a drainer and stainless steel mixer tap, a freestanding cooker with induction hob and integrated cooker hood, space for a fridge freezer, space and plumbing for a washing machine and a dishwasher, space for a dining table, a free standing dresser unit, a vertical radiator, recessed spotlights, a UPVC double glazed window to the rear elevation and UPVC double glazed French doors to access the rear of the property

## FIRST FLOOR

### Landing

The landing has carpeted flooring, a hatch to access a boarded loft with lighting via a drop down ladder, a UPVC double glazed window to the front elevation and provides access to the first floor accommodation

### Bedroom One

13'9" × 11'5" (4.2 × 3.5)

The main bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the rear elevation

### Bedroom Two

14'1" × 10'9" (4.3 × 3.3)

The second bedroom has carpeted flooring, a radiator, a fireplace and a UPVC double glazed window to the rear elevation

### Bedroom Three

10'9" × 11'5" (3.3 × 3.5)

The third bedroom has carpeted flooring, a radiator, a fireplace and a UPVC double glazed bay window to the front elevation

### Bathroom

7'6" × 7'6" (2.3 × 2.3)

The bathroom has wood effect flooring, a low level flush WC, a pedestal wash basin with stainless steel mixer taps, a walk in shower unit with a wall mounted shower fixture and glass shower screen, fully tiled walls, an in-built cupboard, a chrome

heated towel rail and a UPVC double glazed obscure window to the side elevation

## OUTSIDE

### Front

To the front of the property is a driveway to provide off road parking for up to four vehicles,

### Rear

To the rear of the property is a private enclosed twenty seven meter long garden with a decked patio area, a brick built outhouse which is currently used as a utility space, a lawn, various plants and shrubs, a vegetable and fruit garden, courtesy lighting and an outdoor tap

## DISCLAIMER

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





Approx. Gross Internal Area of the Ground floor:  
**640.45 Sq Ft - 59.5 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**1155.4 Sq Ft - 107.34 Sq M**

Approx. Gross Internal Area of the 1st floor:  
**514.95 Sq Ft - 47.84 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**1155.4 Sq Ft - 107.34 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
© Holden Copley 2020

**0115 8969 800**

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

[sales@holdencopley.co.uk](mailto:sales@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)