Holden Copley PREPARE TO BE MOVED

Annesley Road, Hucknall, Nottinghamshire NGI5 7DB

Guide Price £240,000 - £250,000

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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

 $3^{\circ}3'' \times 10^{\circ}5'' (1.0 \times 3.2)$

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

Living Room

 $18^{\circ}0" \times 20^{\circ}11" (5.5 \times 6.4)$

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

 $12^{\circ}9'' \times 22^{\circ}3'' (3.9 \times 6.8)$

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

 $13^{\circ}9'' \times 11^{\circ}5'' (4.2 \times 3.5)$

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

Bedroom Two

 $|4^*|'' \times |0^*9'' (4.3 \times 3.3)$

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

Bedroom Three

 $10^{\circ}9'' \times 11^{\circ}5'' (3.3 \times 3.5)$

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

Bathroom

 $7^{\circ}6'' \times 7^{\circ}6'' (2.3 \times 2.3)$

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,

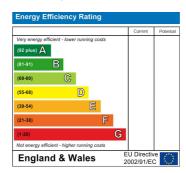
Rear

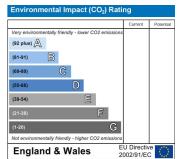
To the rear of the property is a private enclosed twenty seven meter long garden with a decked patio area, a brick built outhouse which is currently used as a utility space, a lawn, various plants and shrubs, a vegetable and fruit garden, courtesy lighting and an outdoor tap

DISCLAIMER

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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.

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