



Offers Over £225,000 Freehold

24 STONECHURCH VIEW | ANNESLEY | NOTTINGHAM | NG15 0AY

BuckleyBrown
ESTATE AGENTS

NO CHAIN !!!

THE ONE YOU'VE BEEN WAITING FOR...

Located in the desirable village of Annesley, this spacious three-bedroom detached property offers well-presented and versatile living accommodation throughout. The property also has local walks in the woods behind the house and a park/playing field at the bottom of the hill. Let's take a look inside...

On the ground floor, the home features a flexible dining room ideal for family meals or a home office. The kitchen boasts sleek gloss cabinets, a full range of integrated appliances, and convenient access to the side via an external door. At the rear of the property, the generous lounge provides a relaxing space, enhanced by sliding doors that open onto the rear garden.

Upstairs, you'll find three well-proportioned bedrooms, all neutrally decorated and ready for your personal touch. A wet room is situated just off the landing, offering a practicality for the whole family.

Externally, the front of the property includes a driveway and garage for off-street parking. The rear garden is attractively landscaped, featuring a well-maintained lawn and a secure fence boundary—perfect for outdoor enjoyment.

Call our team today to arrange a viewing!





Hall

With access to;

Dining Room

Spacious room with ample space for your desired furnishings.

Kitchen

Complete with a range of gloss wall and base cabinets, inset sink and drainer, integrated appliances and a window to the rear. Fitted with an external door to the side.

Lounge

Generous sized living area complemented by sliding doors, bringing the outside inside.

Landing

With further access to;

Bedroom One

Carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Two

Carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Three

Carpeted flooring, central heating radiator and a window to the front.

Bathroom

Three piece suite comprising of a hand wash basin, low flush WC, shower and a window to the front elevation.

Garage

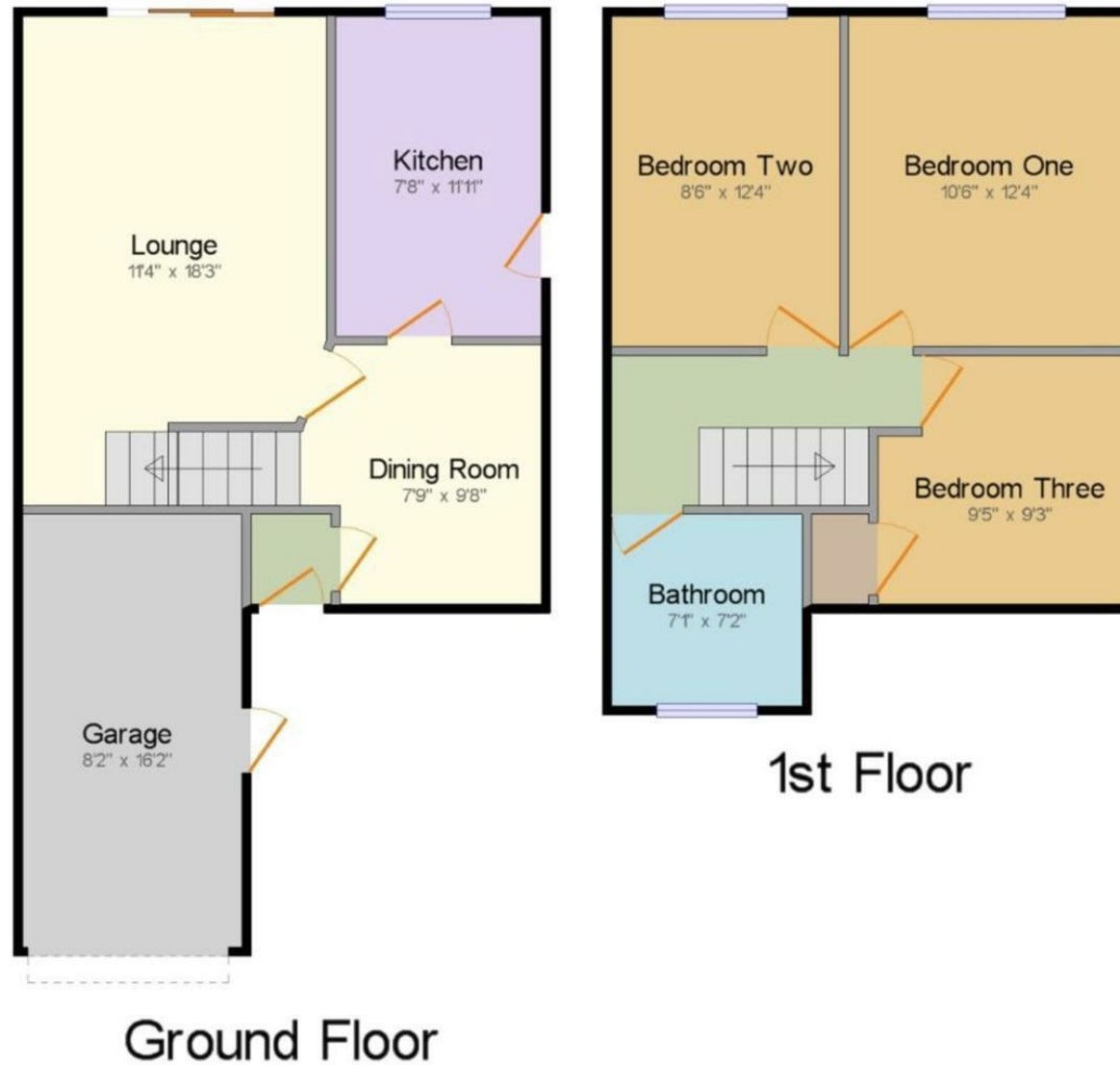
Accessible from the front with an external door fitted to the side elevation.

Outside



Low maintenance frontage with a private driveway and a garage, allowing for ample off road parking. Decorative garden to the rear which is mainly laid to lawn with fence surround.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		85
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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