



Price Guide £260,000 Freehold

29 PATAGONIA PLACE | ANNESLEY | NOTTINGHAM | NG15 0BZ

**BuckleyBrown**  
ESTATE AGENTS

\*GUIDE PRICE £260,000-£270,000\*

YOUR NEW HOME AWAITS IN ANNESLEY. This modern semi-detached house is located on Patagonia Place in Annesley, Nottingham. Built in 2022, the property offers well-designed contemporary accommodation arranged over two floors, making it suitable for a range of buyers including families and professionals seeking a modern and convenient home.

Upon entering the ground floor, you are welcomed by a hallway that provides access to a spacious living room, ideal for both relaxation and entertaining. The kitchen and dining area are thoughtfully designed with modern living in mind, featuring sleek finishes, ample storage, and generous worktop space, creating a practical and sociable environment for everyday living and family meals. A convenient ground floor WC further enhances the functionality of the home.

To the first floor are three well-proportioned bedrooms, including a master bedroom benefiting from its own en suite, offering a private and comfortable retreat. The remaining bedrooms are versatile and suitable for use as guest rooms, children's bedrooms, or home office space. A modern family bathroom completes the first floor, fitted with contemporary fixtures and fittings.

Externally, the property enjoys a well-maintained garden, providing an attractive space for outdoor relaxation, entertaining, or family use. The semi-detached position offers a good level of privacy while remaining part of a well-established and friendly residential community.

This home offers a well-balanced combination of modern design, practical living space, and a desirable location. Early viewing is highly recommended—contact us today to arrange your viewing. 01623 633633





#### Hallway

Elegant marble tiled flooring leading into the;

#### Living Room 10'11" x 14'7"

Modern living room with carpeted flooring, central heating radiator and window to the front elevation.

#### Kitchen/Dining Room 18'0" x 10'2"

Marble tiled flooring, modern cabinets with ample worktop space above, and integrated appliances including a double oven, fridge freezer, dishwasher, and inset sink. The room also offers plenty of space for dining furniture, along with a window to the rear elevation and patio doors providing natural light and access.

#### WC

Low flush WC and hand wash basin.

#### Landing

Landing leading to the first floor rooms.

#### Bedroom One 11'1" x 9'1"

Spacious master bedroom with carpeted flooring, central heating radiator, a window to the front elevation, and access to its own en suite.

#### En Suite 6'9" x 5'5"

Three piece suite with low flush WC, hand wash basin and shower.

#### Bedroom Two 10'7" x 8'11"

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

#### Bedroom Three 7'1" x 8'5"

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

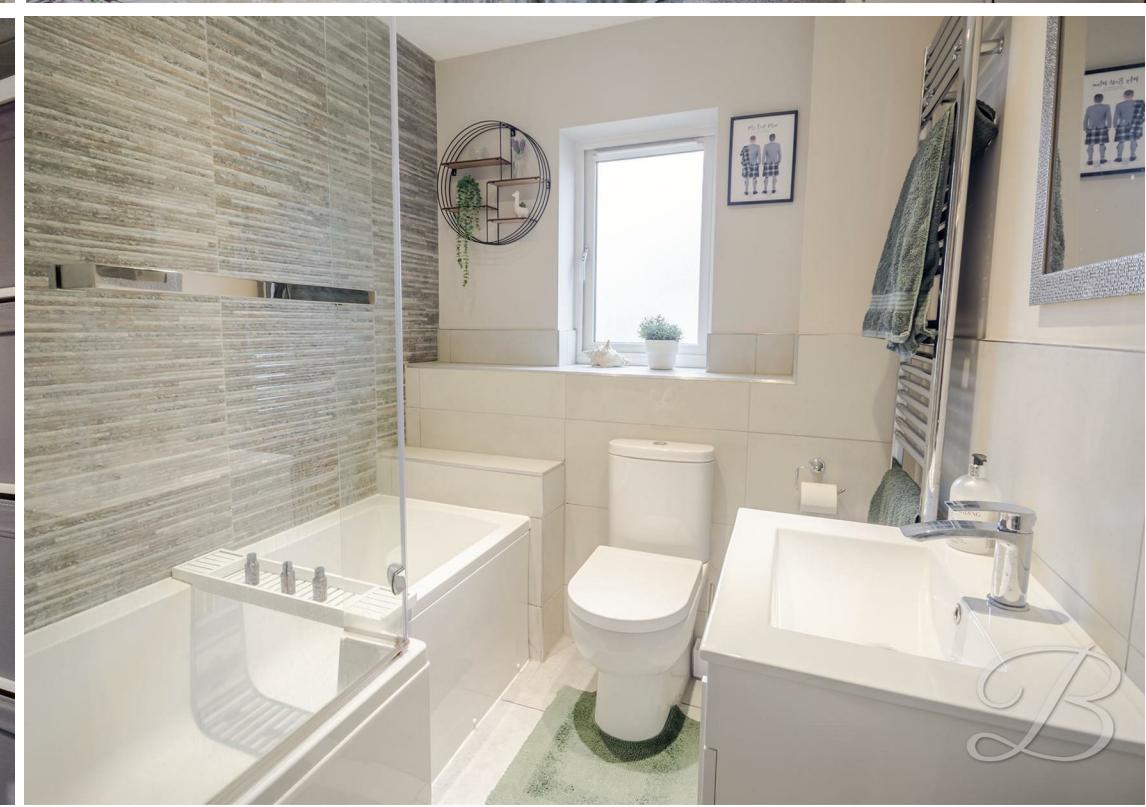
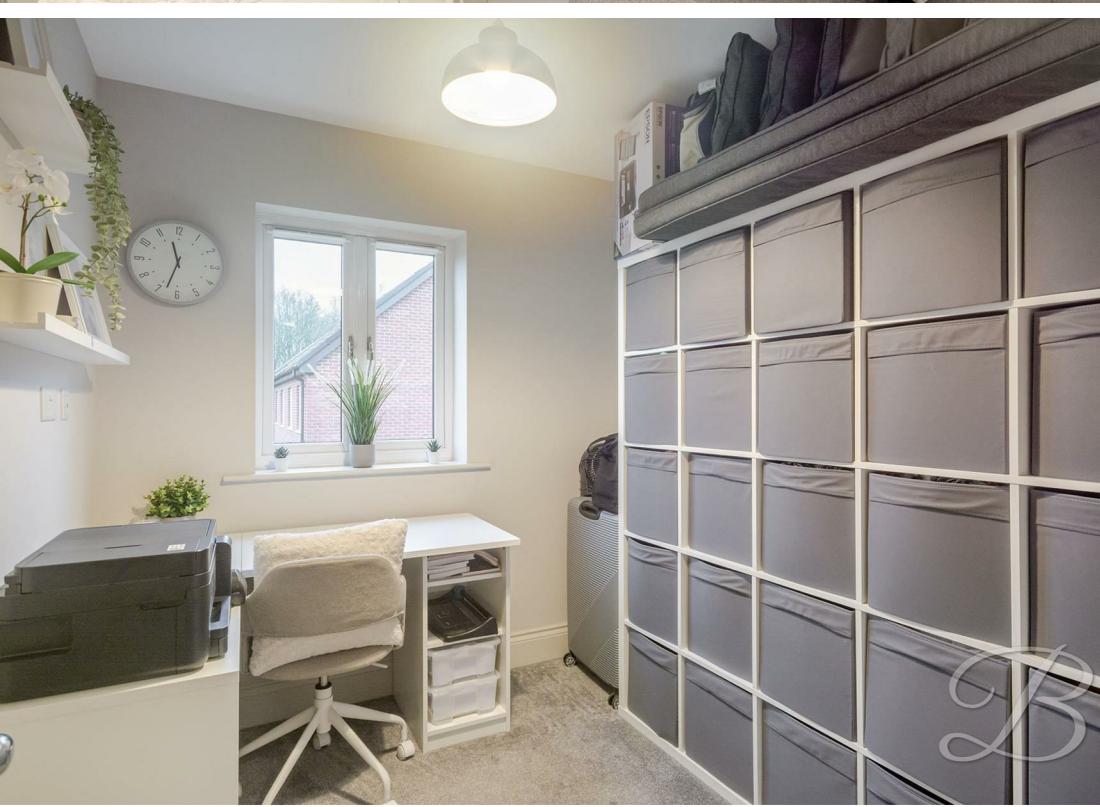


#### Bathroom

Three piece suite with bath, low flush WC and hand wash basin.

#### Outside

Decorative front garden and driveway to the front. To the rear is a well-maintained lawn and patio area, ideal for outdoor dining.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-81) B		
(69-80) C		84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.

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