



Warren Avenue
Annesley Nottingham



Warren Avenue Annesley Nottingham NG15 0AF

for sale offers in the region of
£475,000



Property Description

A spacious five bedroom detached home situated at the head of a cul-de-sac of 11 individually designed properties located in a quite, semi-rural location within walking distance of fields and countryside and ideally positioned for access to major road link, also being offers with NO CHAIN! This property offers an abundance of space suitable for any growing family. To the ground floor you will find a large lounge with multi-fuel fire, dining room, kitchen with separate breakfast/dining area and a utility. To the first floor you will find five well-proportioned bedrooms with en-suite to master and a large family bathroom. Externally, there is a double garage as well as off street parking and a private, south facing rear garden!

Entrance Hallway

Accessed via composite front door leading into the hallway.

Downstairs Cloakroom/ W.C

With a low level W/C and wash hand basin.

Kitchen/ Diner

11' 4" x 20' 8" (3.45m x 6.30m)

With a range of fitted base and wall units with work surface over. There is an induction hob, extractor fan, single oven, integrated dishwasher and tall larder fridge. With sliding patio doors to the rear garden and door leading to the utility.

Utility

6' x 11' 4" (1.83m x 3.45m)

With a wall mounted boiler, wall and base units with work surfaces over, sink, space and plumbing for a washing machine and tumble dryer, space for a chest freezer as well as a composite door leading to out to the rear garden and an internal door to the double garage.

Lounge

12' x 20' (3.66m x 6.10m)

With double glazed bay window to the front

elevation/garden, solid oak flooring, multi-fuel fire with mantle over and French doors leading to the separate dining room.

Dining Room

.11' 9" x 11' 4" (3.58m x 3.45m)

W double glazed sliding doors to rear garden and solid oak flooring.

First Floor

Bedroom One

16' 9" x 15' 9" (5.11m x 4.80m)

Double glazed window to the front elevation. Two built-in wardrobes and built-in drawers. Access to en suite and eaves storage.

En Suite

Fitted with a mains fed Mira shower over bath, low level W.C and wash hand basin.

Bedroom Two

11' 11" x 11' 11" (3.63m x 3.63m)

With a double glazed window to the front elevation.

Bedroom Three

8' 5" x 9' 8" (2.57m x 2.95m)

With a double glazed window to the side elevation. Built-in wardrobe and storage.

Bedroom Four

12' x 9' 6" (3.66m x 2.90m)

With a double glazed window to the rear elevation.

Bedroom Five

L shaped room with double glazed window to the front elevation and overstairs storage.

Bathroom

Large four piece family bathroom with corner shower cubicle, bath, low level W.C and pedestal wash hand basin.

Outside

The property is situated at the head of a cul-de-sac with field views to the front and rear. The property is accessed via double gates leading to a block paved driveway providing parking for several cars along with access to the double garage which has power, lights and a door to the utility room.

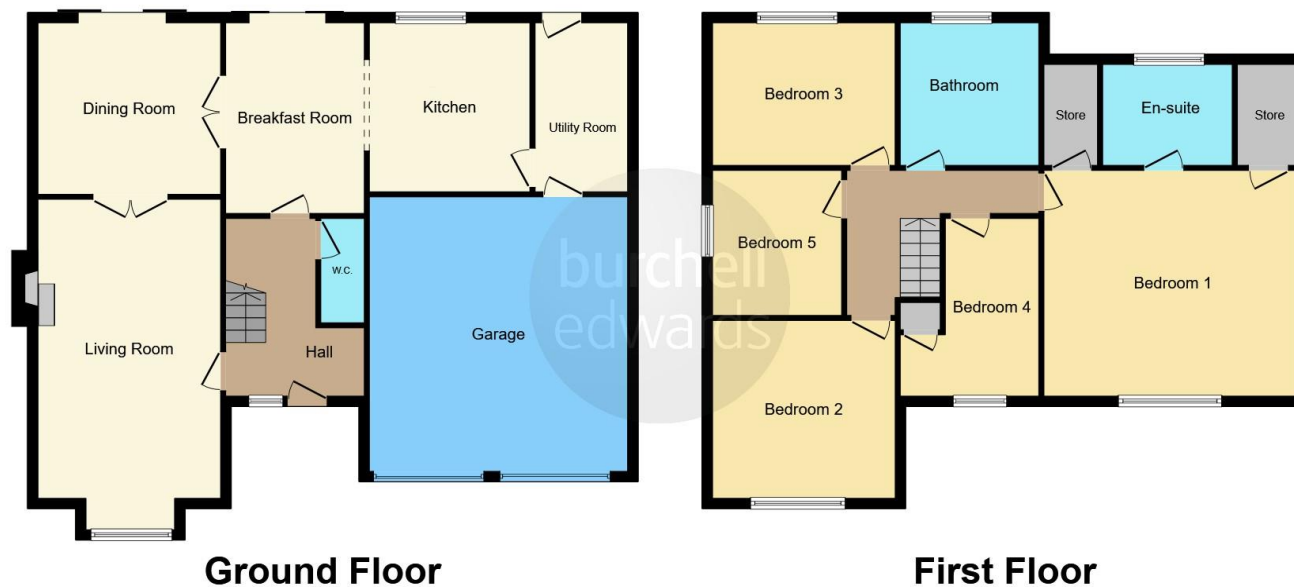
There is also a walled and gated area to the front garden which is laid to lawn with a variety of plants, shrubs and trees. Access to the rear is via gated pathways to both sides of the property which leads to a good-sized private garden which backs onto a conservation area with views on Annesley Church.

There is also a paved patio area which is ideal for entertaining. Steps lead to a lawned area lawn with mature borders inset with shrubs, trees and a greenhouse. There is also outside lighting, water tap and electrical point.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

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