



Warren Avenue
Annesley Nottingham



Warren Avenue Annesley Nottingham NG15 0AF

for sale offers over
£425,000



Property Description

A unique detached family home set in a quiet cul de sac with countryside views. The property has been lovingly upgraded throughout and offers a great space and flexible living.

To the ground floor there is an impressive central hallway which gives access to 25' lounge, WC, second reception room which would make a great study or playroom or even a fifth bedroom. There is also a modern kitchen & utility area with quartz work surface and integrated appliances which open up to an extended dining area with vaulted ceiling and over looks the rear garden and far reaching views of the local countryside.

To the first floor there are four bedrooms, the master having en-suite shower room and a range of built in wardrobes and storage plus modern bathroom having a four piece suite.

Outside there is a block paved driveway providing off road parking and access to the double garage. The enclosed rear garden is mainly laid to lawn with paved patio area, planted beds and borders with unspoilt views stealing the show.

This property must be viewed to be fully appreciated.

Lounge

25' 3" x 11' 8" (7.70m x 3.56m)

Having UPVC double glazed bay window to the front elevation, French doors to the rear leading out to the garden, wall lights, feature fireplace with wooden surround and inset gas fire, two central heating radiators, coving to the ceiling and dado rail.

Study/ Play Room

10' 9" x 9' 2" (3.28m x 2.79m)

Having UPVC double glazed window to the rear elevation, ceramic tiled flooring and central heating radiator.

Kitchen

15' 3" x 1' 1" (4.65m x 0.33m)

Having a comprehensive range of wall, base and drawer units with quartz work surfaces over, inset sink with mixer tap, integrated oven and microwave, gas hob with stainless steel chimney style extractor hood over, integrated dishwasher, integrated larder fridge, ceramic tiled flooring, UPVC double glazed window to the rear elevation, central heating radiator and being open to utility and dining areas.

Utility

8' x 5' 1" (2.44m x 1.55m)

Having wall and base units with quartz work surfaces over, space and plumbing for washing machine, tiled flooring, central heating radiator and side door leading to the garden and double garage.

Dining Room

11' 9" x 8' 5" (3.58m x 2.57m)

Having vaulted ceiling with four Velux style windows, UPVC double glazed window to the rear and French doors to the side leading out to the garden, ceramic tiled flooring, recessed spot lights and central heating radiator.



Entrance Porch

Having tiled flooring.

Entrance Hallway

Entered via UPVC front door with decorative side windows, stairs to the floor, ceramic tiled flooring, understairs storage cupboard, coving to the ceiling and central heating radiator.

Cloakroom/ W.C

Having low level W.C, pedestal wash hand basin, ceramic tiled flooring, coving to the ceiling, extractor fan and a radiator.

First Floor Landing

Having loft hatch and which is partly boarded.

Master Bedroom

18' Max x 11' 6" To front of wardrobe (5.49m Max x 3.51m To front of wardrobe)

Having a range of fitted wardrobes and drawers plus over bed storage, UPVC double glazed bay window and further upvc window to the front, central heating radiator and access to the en suite.

En Suite

Having a shower cubicle with electric shower, pedestal wash hand basin and low level W.C, coving to the ceiling, heated towel rail and UPVC obscured window to the front.

Bedroom Two

11' 8" x 10' 9" (3.56m x 3.28m)

Having UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.

Bedroom Three

10' 10" x 9' 4" (3.30m x 2.84m)

Having UPVC double glazed window to the rear elevation, central heating radiator and coving to the ceiling.

Bedroom Four

9' 7" x 6' 5" (2.92m x 1.96m)

Having UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.

Bathroom

Fitted with a four piece suite comprising of a panelled bath with mixer tap, shower cubicle with electric shower, pedestal wash hand basin and low level W.C, heated towel rail, built-in storage cupboard, fully tiled walls and UPVC obscured window to the side.

Outside

The property sits on a generous plot. To the front of the property is a block paved driveway providing ample off road parking which in turn leads to the double garage, decorate lawn area and side gate which leads to the rear.

The enclosed rear garden has far reaching countryside views and is mainly laid to lawn with established planted beds and borders, a generous patio area, outside lights, outside tap, planted rockery and a garden shed.

Double Garage

17' 9" x 16' 10" (5.41m x 5.13m)

Having two up and over doors, EV charging wall unit, power and lighting.









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

To view this property please contact Burchell Edwards on

T 0115 968 0528
E hucknall@burchelledwards.co.uk

64 High Street Hucknall
 NOTTINGHAM NG15 7AX

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

check out more properties at burchelledwards.co.uk



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: HUK103703 - 0002