

# HoldenCopley

PREPARE TO BE MOVED

Stonechurch View, Annesley, Nottinghamshire NG15 0AY

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**Guide Price £290,000**

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GUIDE PRICE £290,000 - £300,000

THE PERFECT FAMILY HOME...

This substantial detached house offers a wealth of space throughout whilst being exceptionally well-presented and benefits from having a full re-wire last winter, new flooring and re-decorated throughout, making it the perfect home for any growing family looking for their forever home! This property is situated in an enviable position being a corner plot within a quiet, residential location and has easy access to local conveniences, schools and excellent transport links along with being just a short distance to the picturesque Newstead Country Park and easy commuting links via Junction 27 of the M1. To the ground floor is an entrance hall, a study, an open plan lounge / diner and a modern fitted kitchen along with a W/C and access into the integral garage. Upstairs on the first floor are five good-sized bedrooms serviced by two newly fitted bathroom suites. Outside to the front is a large driveway providing ample off-road parking for multiple vehicles and to the rear is a private enclosed, south-facing garden.

MUST BE VIEWED





- Detached House
- Five Bedrooms
- Two Large Reception Rooms
- Modern Fitted Kitchen
- Ground Floor W/C
- Two Modern Bathrooms
- South-Facing Garden
- Ample Off-Road Parking
- Integral Garage
- Quiet, Residential Location





## GROUND FLOOR

### Entrance Hall

11'1" x 10'9" max (3.40m x 3.29m max)

The entrance hall has carpeted flooring, a radiator, a UPVC double glazed window to the front elevation and a single UPVC door providing access into the accommodation

### Study

19'0" x 7'8" (5.81m x 2.35m)

The study has a UPVC double glazed window to the front elevation, carpeted flooring, a radiator and an in-built cupboard

### Lounge / Diner

20'5" max x 18'11" (6.23m max x 5.79m)

The open plan lounge / diner has carpeted flooring, coving to the ceiling, two radiators, a TV point, a UPVC double glazed window to the rear elevation and a sliding patio door to access the rear garden

### Kitchen

11'5" x 12'4" (3.48m x 3.78m)

The kitchen has a range of fitted base and wall units with worktops, a resin sink and a half with a mixer tap and drainer, space for a range cooker, an extractor fan and splashback, an integrated fridge freezer, space and plumbing for a washing machine / dishwasher, a vertical radiator, wood-effect flooring, a UPVC double glazed window to the side elevation and a single UPVC door to access the garden

### Hall

The inner hall has an internal door into the garage

### W/C

11'5" x 12'4" (3.48m x 3.78m)

This space has a low level dual flush W/C, a wash basin, fitted base and wall units with a rolled edge worktop and a radiator

## FIRST FLOOR

### Landing

4'9" (maximum) x 15'7" (1.45m (maximum) x 4.75m)

The landing has carpeted flooring, an in-built double door cupboard, access to the loft and provides access to the first floor accommodation

### Bedroom One

11'3" x 12'0" (3.45m x 3.68m)

The first bedroom has two UPVC double glazed windows to the front and side elevation, carpeted flooring, coving to the ceiling, a radiator and access into the en-suite

### En-Suite

The en-suite has a concealed dual flush W/C, a vanity unit wash basin, an electrical shaving point, a shower enclosure with a mains-fed shower, partially tiled walls and an extractor fan

### Bedroom Two

7'8" x 11'0" (2.35m x 3.36m)

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

### Bedroom Three

9'3" x 12'1" (2.82m x 3.70m)

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

### Bedroom Four

11'3" x 9'4" (3.45m x 2.87m)

The fourth bedroom has a UPVC double glazed window to the side elevation, carpeted flooring, coving to the ceiling and a radiator

### Bedroom Five

9'6" x 7'5" (2.91m x 2.27m)

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

## Bathroom

8'6" x 5'6" (2.60m x 1.69m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a "P" shaped bath with a dual-rainfall shower and a shower screen, a chrome heated towel rail, an electrical shaving point, partially tiled walls, an extractor fan and a UPVC double glazed obscure window to the front elevation

## OUTSIDE

### Front

To the front of the property is a block-paved driveway providing ample off-road parking, courtesy lighting and access into the garage

### Garage

The garage has a roller shutter door

### Rear

To the rear of the property is a private enclosed south-facing garden with a patio area, an artificial lawn, raised planters, courtesy lighting, brick boundaries and fence panelling

## DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band D

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

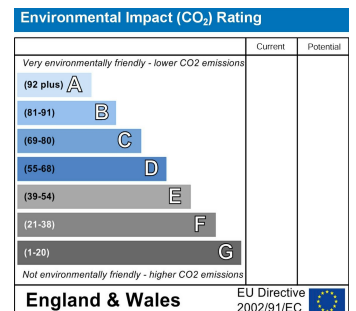
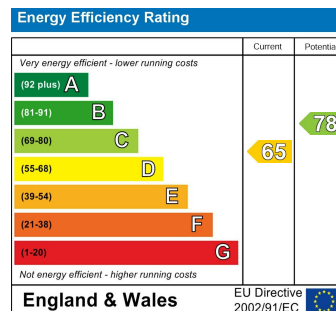
The vendor has advised the following:

Property Tenure is Freehold

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All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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