

HoldenCopley

PREPARE TO BE MOVED

Stonechurch View, Annesley, Nottinghamshire NG15 0AZ

Guide Price £200,000

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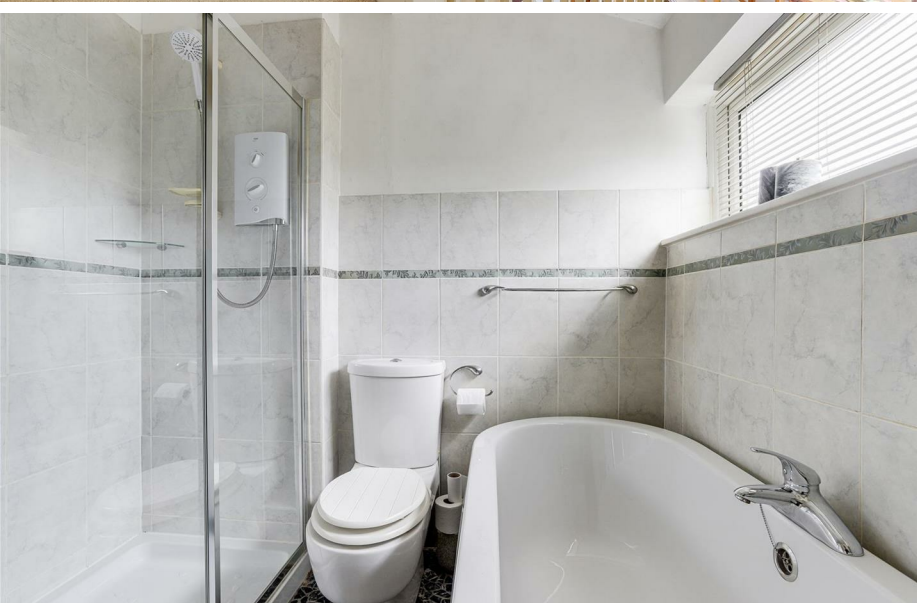
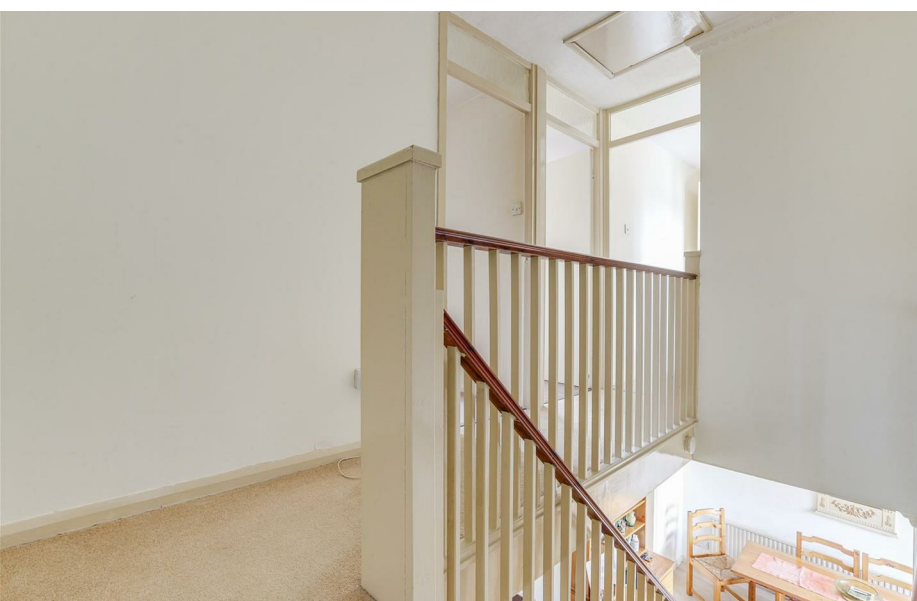
GUIDE PRICE £200,000 - £220,000

NO UPWARD CHAIN...

Nestled in a village setting, this detached property offers the perfect blend of rural tranquillity and convenient access to Hucknall and Kirkby-in-Ashfield Town Centres via the A611. With Newstead Abbey just a short drive away, this home is ideal for buyers looking to add their personal touch. On the ground floor, the entrance hall leads to a spacious, open-plan living area with a sliding patio door to the front and double French doors providing access to the rear garden and a fitted kitchen. The first floor comprises three generously sized bedrooms and a four-piece bathroom suite. Outside, the front garden features a lawn with planted borders, courtesy lighting, and a driveway leading to the garage. The garage is equipped with lighting, electrics, ample storage, a single door to the front garden, and an up-and-over door opening out to the driveway. The enclosed rear garden boasts a patio area, planted borders, and various established plants, shrubs, and bushes, all surrounded by a panelled fence for added privacy. This property is being sold with no upward chain, making it an attractive option for a variety of buyers eager to make it their own.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Open Plan Living
- Fitted Kitchen
- Four Piece Bathroom Suite
- Driveway & Garage
- Enclosed Rear Garden
- No Upward Chain
- Village Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

3'2" x 2'9" (0.98m x 0.86m)

The entrance hall has carpeted floor, and a solid door providing access into the accommodation.

Open Plan Living

19'8" x 18'4" (max) (6.00m x 5.61m (max))

The open plan has sliding patio doors to the front elevation, carpeted flooring, two radiators, a TV point, a feature fireplace with a decorative surround, coving to the ceiling, and double French doors opening out to the rear garden.

Kitchen

11'7" x 7'9" (3.54m x 2.37)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with a mixer tap and drainer, space for a freestanding cooker, space and plumbing for a washing machine and dishwasher, space for an under-counter fridge, a radiator, tiled splashback, tiled flooring, a UPVC double glazed window to the rear elevation, and a single door to the rear garden.

FIRST FLOOR

Landing

11'6" x 5'10" (max) (3.52m x 1.80m (max))

The landing has carpeted flooring, coving to the ceiling, access into the loft, and access to the first floor accommodation.

Bedroom One

12'4" x 11'1" (3.77m x 3.38m)

The first bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bedroom Two

12'3" x 8'5" (3.75m x 2.58m)

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

Bedroom Three

9'5" x 9'4" (max) (2.88m x 2.87m (max))

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

Bathroom

7'7" x 7'3" (max) (2.33m x 2.21m (max))

The bathroom has a UPVC double glazed obscure window to the front elevation, a low level flush W/C, a pedestal wash basin, a freestanding bath with central taps, a double shower enclosure with a wall-mounted electric shower fixture, a vertical radiator, recessed spotlights, partially tiled walls, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a lawn with planted borders, courtesy lighting, and a driveway to the garage.

Garage

16'2" x 8'3" (max) (4.93m x 2.54m (max))

The garage has lighting, electrics, ample storage, a single door providing access to the front garden, and an up-and-over door opening out to the driveway.

Rear

To the rear of the property is an enclosed rear garden with a patio area, planted borders, various established plants, shrubs and bushes, and a fence panelled boundary.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Fibre

Broadband Speed - Ultrafast Download Speed 1000Mbps and Upload Speed

100Mbps

Phone Signal – Some coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band B

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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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

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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