

HoldenCopley

PREPARE TO BE MOVED

Glover Close, Annesley, Nottinghamshire NG15 0DH

£270,000

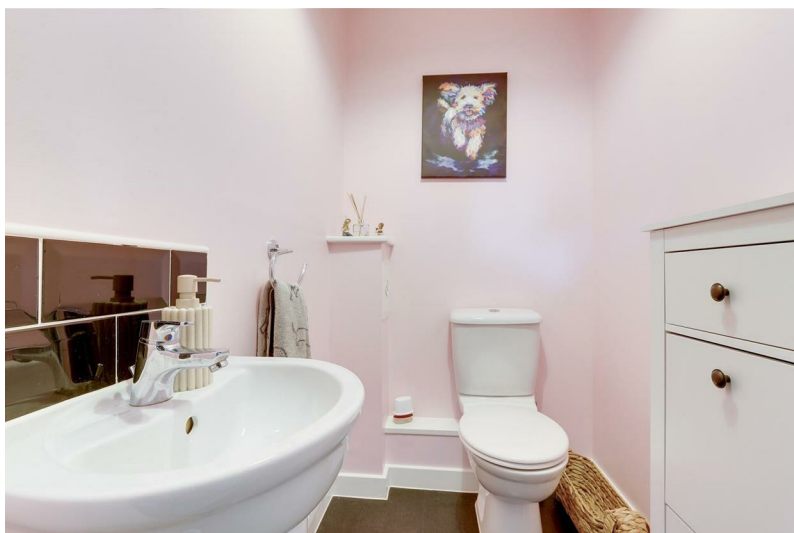
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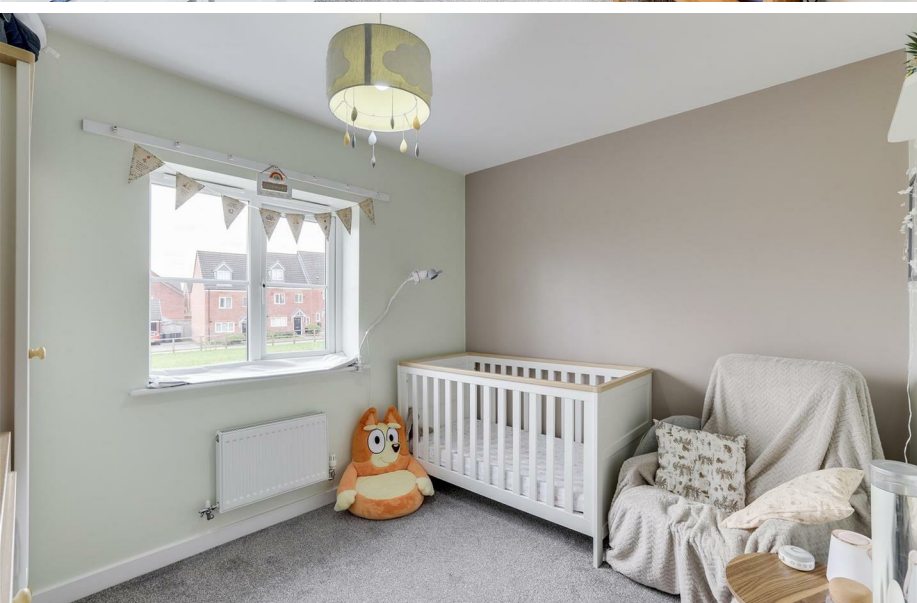


WELL PRESENTED DETACHED HOUSE...

Nestled in a village setting surrounded by open fields, this well presented three-bedroom detached home offers spacious accommodation and is perfect for anyone looking to move straight in. The property is ideally located within close proximity to Newstead Abbey, local shops, and excellent school catchments. The ground floor welcomes you with an entrance hall, leading to a spacious bay-fronted living room, ideal for relaxation and entertaining. A modern fitted kitchen-diner offers ample space for family meals, while the separate utility room adds practicality. A ground-floor W/C completes the layout. Upstairs, three well-proportioned bedrooms provide comfortable living, with the master bedroom boasting an en-suite for added luxury. A stylish three-piece family bathroom serves the remaining bedrooms. Externally, the property benefits from a driveway and a detached garage, ensuring ample parking and storage. The private, landscaped rear garden has been designed for low-maintenance living, featuring patio areas, an artificial lawn, decorative stones, and mature trees, creating a perfect outdoor retreat. Combining modern comfort with a village location, this home is a fantastic opportunity for families and professionals alike.

MUST BE VIEWED





- Detached House
- Three Bedrooms
- Bay Fronted Reception Room
- Modern Fitted Kitchen Diner & Utility Room
- Ground Floor W/C
- Three Piece Bathroom Suite & En-Suite
- Driveway & Detached Garage
- Private Low Maintenance Rear Garden
- Well Presented Throughout
- Must Be Viewed





GROUND FLOOR

Entrance Hall

7'0" x 5'5" (max) (2.15m x 1.67m (max))

The entrance hall has tile-effect flooring, carpeted stairs, a radiator and a single composite door providing access into the accommodation.

W/C

5'5" x 3'11" (1.66m x 1.20m)

This space has a low level flush W/C, a pedestal wash basin with a tiled splashback, a radiator and an extractor fan.

Living Room

19'8" x 10'2" (max) (6.00m x 3.12m (max))

The living room has a UPVC double-glazed square bay window to the front elevation, carpeted flooring, two radiators, a feature fireplace with a decorative surround and UPVC double French doors providing access out to the garden.

Kitchen/Diner

16'4" x 9'4" (4.99m x 2.86m)

The kitchen/diner has a range of fitted shaker style base and wall units with worktops, an integrated oven, a gas hob with an extractor hood, a stainless steel sink and a half with a drainer and a swan neck mixer tap, space and plumbing for a washing machine, space for a dining table set, space for a fridge-freezer, tile-effect flooring, a radiator and UPVC double-glazed windows to the front and rear elevations.

Utility Room

7'0" x 4'9" (2.15m x 1.47m)

The utility room has a fitted shaker style wall unit and fitted worktop, space and plumbing for a washing machine and tumble dryer, tile-effect flooring, a radiator, an extractor fan and a single composite door providing access out to the garden.

FIRST FLOOR

Landing

12'1" x 11'2" (max) (3.69m x 3.41m (max))

The landing has a UPVC double-glazed window to the rear elevation, carpeted flooring, a radiator, access into the boarded loft, a built-in cupboard and provides access to the first floor accommodation.

Master Bedroom

12'5" x 11'6" (max) (3.81m x 3.52m (max))

The main bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, a built-in wardrobe and access into the en-suite.

En-Suite

5'11" x 4'10" (max) (1.82m x 1.48m (max))

Bedroom Two

10'7" x 10'5" (max) (3.25m x 3.19m (max))

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

Bedroom Three

7'7" x 7'3" (2.32m x 2.21m)

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

Bathroom

6'10" x 6'7" (max) (2.09m x 2.03m (max))

The bathroom has a low level flush W/C, a pedestal wash basin with a tiled splashback, a fitted panelled bath, tiled-effect flooring, a radiator, partially tiled walls, an extractor fan and a UPVC double-glazed obscure window to the rear elevation.

OUTSIDE

Outside there is a driveway which leads to a detached garage and a private rear garden with a fence panelled boundary, an outdoor tap, patio areas, an artificial lawn, decorative stones, mature trees and a single wooden gate.

Garage

18'4" x 8'6" (5.60m x 2.61m)

The garage has lighting, power points and an up and over garage door.

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband Speed - Superfast - 80 Mbps (Highest available download speed)

20 Mbps (Highest available upload speed)

Phone Signal – All 4G, some 3G & 5G available

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years

High risk of flooding

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band C

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.

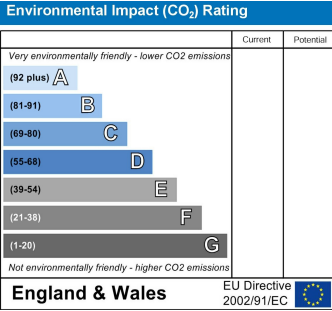
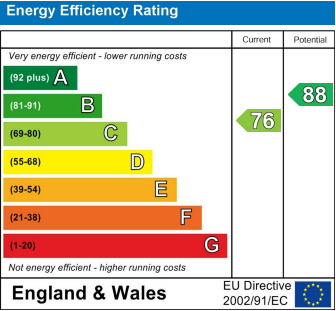
The vendor has advised the following:

Property Tenure is Freehold

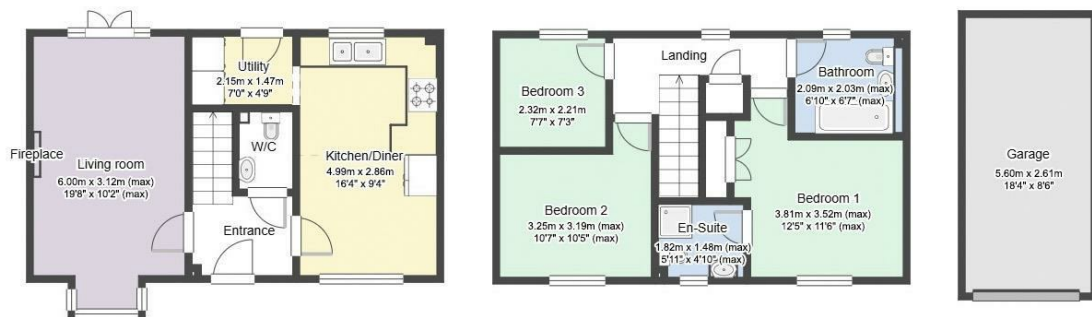
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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to 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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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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