

# HoldenCopley

PREPARE TO BE MOVED

Owston Road, Annesley, Nottinghamshire NG15 0DW

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Guide Price £285,000 - £300,000



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## FANTASTIC FAMILY HOME...

This beautifully presented four-bedroom detached house offers spacious and versatile accommodation across three floors, making it an ideal choice for any growing family. Located in a convenient area, the property is close to a variety of local amenities, excellent transport links, and highly regarded school catchments. The ground floor comprises a welcoming entrance hall, a W/C, a modern fitted kitchen diner perfect for family meals, and a generously sized living room ideal for relaxation and entertaining. On the first floor, there are three well-proportioned bedrooms serviced by a stylish family bathroom suite. The second floor is dedicated to the master bedroom, which features ample storage and is complemented by a private en-suite shower room. Externally, the property benefits from a driveway at the front providing off-road parking and access to the garage. To the rear is a well-maintained enclosed garden with multiple seating areas, offering a peaceful retreat for outdoor dining, relaxation, and family gatherings.

MUST BE VIEWED







- Three-Storey Detached House
- Four Good-Sized Bedrooms
- Modern Fitted Kitchen Diner
- Spacious Living Room
- Ground Floor W/C
- Two Bathrooms
- Driveway & Garage
- Private Garden
- Popular Location
- Must Be Viewed











GROUND FLOOR

Entrance Hall

The entrance hall has oak-effect flooring, carpeted stairs, a radiator, an in-built cupboard, and a composite door providing access into the accommodation.

W/C

This space has a low level dual flush W/C, a pedestal wash basin, tiled splashback, oak-effect flooring, a wall-mounted consumer unit, and a UPVC double-glazed obscure window to the side elevation.

Kitchen Diner

17'6" into bay x 9'4" (5.35m into bay x 2.86m)

The kitchen has a range of fitted gloss base and wall units with worktops and LED lighting, a Belfast style sink with a swan neck mixer tap, an integrated microwave, space for a range cooker with an extractor fan, space for an American-style fridge freezer, space and plumbing for a washing machine and a separate tumble-dryer, space for a dining table, oak-effect flooring, a radiator, recessed spotlights, a radiator, and a UPVC double-glazed bay window to the front elevation.

Living Room

16'1" x 10'0" (4.91m x 3.05m)

The living room has oak-effect flooring, a TV point, a radiator, a UPVC double-glazed window to the rear elevation, and double French doors opening out to the rear garden.

FIRST FLOOR

Landing

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

Bedroom Two

13'6" x 9'5" (4.14m x 2.88m)

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

Bedroom Three

11'10" max x 9'5" (3.63m max x 2.88m)

The third bedroom has a UPVC double-glazed window to the front elevation, carpeted flooring, a radiator, and soundproof wall panel.

Bedroom Four

10'5" x 6'5" (3.20m x 1.96m)

The fourth bedroom has a UPVC double-glazed window to the rear elevation, wood-effect flooring, and a radiator.

Bathroom

6'4" x 5'6" (1.94m x 1.70m)

The bathroom has a concealed dual flush W/C, a countertop wash basin and fitted storage, a 'P' shaped bath with an overhead rainfall shower and a shower screen, parquet-style flooring, fully tiled walls, recessed spotlights, and a UPVC double-glazed obscure window to the front elevation.

SECOND FLOOR

Bedroom One

21'10" max x 9'6" (6.68m max x 2.90m)

The main bedroom has a UPVC double-glazed window to the front elevation, a Velux window to the rear elevation, carpeted flooring, two radiators, eaves storage, an in-built wardrobe, access into the en-suite, and access to the loft.

En-Suite

6'7" x 6'3" (2.03m x 1.93m)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a shower enclosure with a mains-fed shower, wood-effect flooring, tiled splashback, a radiator, an electrical shaving point, an extractor fan, and a Velux window.

OUTSIDE

Front

To the front of the property is a driveway with access into the garage.

Garage

18'3" x 8'5" (5.57m x 2.59m)

The garage has lighting, wall-mounted shelves, power points, a single door to access the garden, and an up and over door opening out onto the front driveway.

Rear

To the rear of the property is a private enclosed garden with a patio area, a lawn, a decking area, external lighting, an outdoor tap, access into the garage, and fence panelled boundaries.

ADDITIONAL INFORMATION

Broadband – Openreach, Virgin Media

Broadband Speed - Superfast available - 80 Mbps (download) 20 Mbps (upload)

Phone Signal – Mostly 4G coverage

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years+

Area - High risk for surface water / very low for rivers & the sea

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating – Council – Band

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.

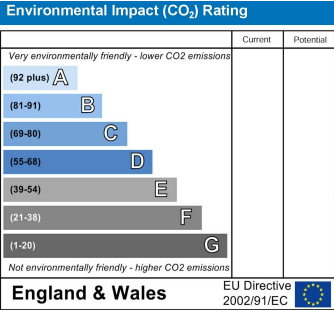
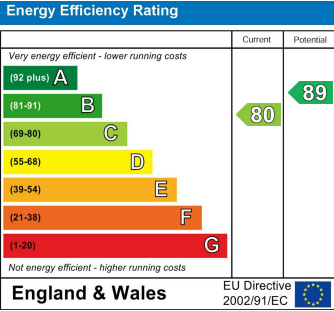
The vendor has advised the following:

Property Tenure is Freehold

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## 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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