

HoldenCopley

PREPARE TO BE MOVED

St. Anns Hill, Nottingham, Nottinghamshire NG3 4LA

Guide Price £260,000 - £280,000

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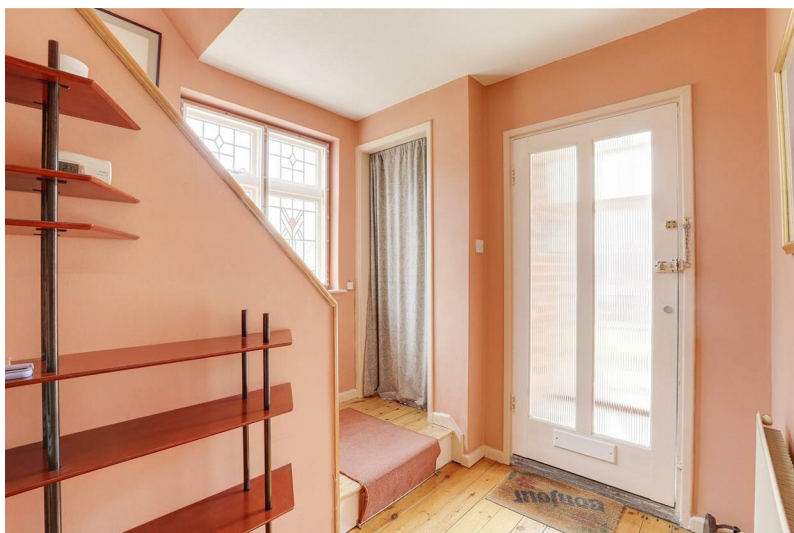


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IDEAL FAMILY HOME WITH CHARACTER FEATURES...

This detached three-bedroom property offers the perfect blend of space, charm, and convenience – making it an ideal choice for any growing family. Situated in a convenient location, this mid-century home is bursting with original character including exposed wooden flooring, beautiful stained-glass windows and decorative detailing throughout. The accommodation is well-proportioned and thoughtfully laid out, featuring a porch and entrance hall, two generous reception rooms and a fitted kitchen with access to the rear garden. Upstairs, there are three bedrooms – two doubles and one single – alongside a three-piece family bathroom and an additional separate W/C. Outside, the property boasts a driveway providing off-street parking to the front and a private, enclosed garden to the rear – complete with a concrete and gravelled seating area, lawn, and mature planting. There's also a detached garage and an outbuilding offering excellent storage or the potential for a home office or hobby space. Located less than two miles from Nottingham Train Station and within easy reach of well-regarded schools including Sycamore Academy and Nottingham High School, as well as local parks and healthcare facilities, this home ticks all the boxes for family life.

MUST BE VIEWED TO BE FULLY APPRECIATED!





- Detached Mid-Century House
- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen With Pantry
- Three-Piece Bathroom Suite
- Additional WC
- Original Features Throughout
- Generous-Sized Garden
- Driveway For Two Cars & Ample On-Street Parking
- Detached Garage & Outbuilding





GROUND FLOOR

Porch

8'0" x 5'5" (2.45m x 1.66m)

The porch has exposed brick walls, full height original windows, and double doors providing access into the accommodation.

Entrance Hall

12'6" x 7'11" (3.82m x 2.42m)

The entrance hall has original wooden floorboards, a radiator, an in-built cloak cupboard with a curtain, a wooden staircase with a carpet runner and stair rods, a single-glazed stained-glass window to the side elevation, and a single door with obscure glass via the porch.

Living Room

14'8" x 11'10" (4.49m x 3.62m)

The living room has an original bay window with curtains to the front elevation, original wooden floorboards, a TV point, and a radiator.

Dining Room

15'1" x 11'10" (4.60m x 3.62m)

The dining room has original wooden floorboards, a radiator, a recessed chimney breast alcove with a brick surround, UPVC double-glazed bay windows to the rear elevation, and a single UPVC door opening out to the rear garden.

Kitchen

12'3" x 7'11" (3.75m x 2.42m)

The kitchen has a range of fitted base and wall units with rolled-edge worktops, a stainless steel sink with a swan neck mixer tap and drainer, a freestanding cooker, fridge, freezer and washing machine, tile-effect vinyl flooring, a wall-mounted boiler, an in-built pantry, a single-glazed window with a fitted blind to the side, UPVC double-glazed bay windows to the rear elevation, and a single door providing access to the garden.

Pantry

5'5" x 3'8" (1.67m x 1.12m)

The pantry has original floorboards, wall-mounted shelves, and an obscure window to the side elevation.

FIRST FLOOR

Landing

9'8" x 7'10" (2.96m x 2.41m)

The landing has original wooden floorboards, a stained-glass window to the side elevation, access to the boarded loft with lighting via a drop-down ladder, and provides access to the first floor accommodation.

Bedroom One

14'11" x 11'11" (4.55m x 3.64m)

The first bedroom has a UPVC double-glazed bay window with curtains to the rear elevation, original wooden floorboards, a radiator, and wall-mounted reading lights.

Bedroom Two

14'8" x 11'11" (4.49m x 3.64m)

The second bedroom has an original bay window with curtains to the front elevation, original wooden floorboards, a radiator, and a loft hatch.

Bedroom Three

8'5" x 7'8" (2.59m x 2.36m)

The third bedroom has an original bow window with curtains to the front elevation, original wooden floorboards, Stirling board feature walls, dado rails, fitted storage cupboards and shelving.

Bathroom

7'8" x 6'5" (2.35m x 1.96m)

The bathroom has a low level flush WC, a corner fitted bath with a telephone-style shower head and riser, a pedestal wash basin, a chrome heated towel rail, plywood flooring, fully tiled walls, wall-light fixtures, and a UPVC double-glazed window with a curtain covering to the rear elevation.

WC

4'11" x 2'9" (1.51m x 0.85m)

This space has a low level flush WC, a wall-hung wash basin, tile-effect vinyl flooring, and a single-glazed window to the side elevation.

OUTSIDE

Front

To the front of this property, there is a spacious driveway providing ample off-street parking, access into the outbuilding, a well-maintained front garden with a variety of planted shrubs and flowers, and a traditional bay-fronted façade featuring characterful leaded windows and decorative timber gable detailing.

Rear

To the rear of the property is an enclosed garden with a generous lawn, a patio seating area, and a range of established plants and shrubs. There is also a timber-built outbuilding offering useful storage space, along with a private and well-kept layout.

ADDITIONAL INFORMATION

Broadband Networks Available - Openreach

Broadband Speed - Ultrafast available - 1800 Mbps (download) 220 Mbps (Upload)

Phone Signal – Good 4G / 5G 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+

Flood Risk Area - Very low risk

Non-Standard Construction – No

Any Legal Restrictions – Please note: The roads to the front and rear of the property are unadopted. While there is no formal maintenance agreement or contract in place, residents typically either maintain the section adjacent to their property or contribute collectively towards any necessary upkeep.

Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band D

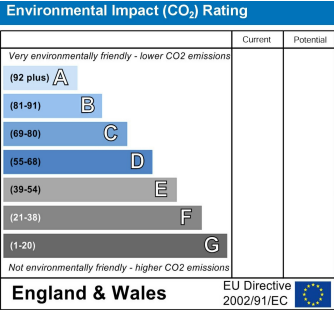
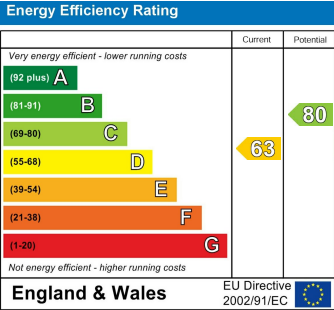
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:
Property Tenure is Freehold

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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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