

# HoldenCopley

PREPARE TO BE MOVED

Annesley Road, Hucknall, Nottingham NG15 7DB

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£1,250 PCM



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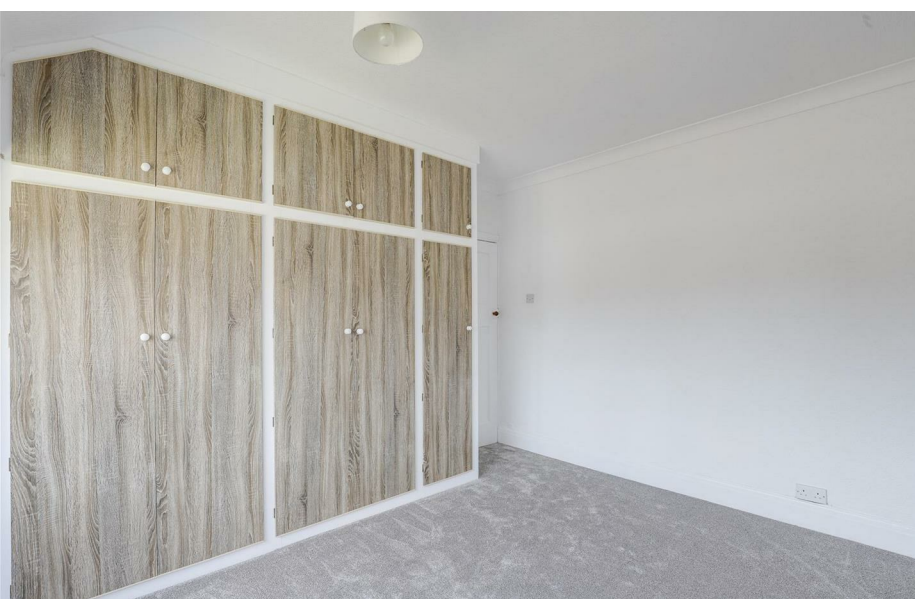
## PERFECT FAMILY HOME...

This three-bedroom detached house offers spacious accommodation with in-built storage across two floors. It is available unfurnished and ready for immediate occupancy, making it ideal for families seeking a home in the popular location of Hucknall. The property is within close proximity to a variety of shops, eateries, and transport links to the City Centre. On the ground floor, the house features a porch, entrance hall inclusive of a pantry, spacious living room with a feature fireplace, separate dining room with a feature fireplace, and a modern fitted kitchen with a range of integrated appliances. The first floor includes three generously sized bedrooms with loft access, all serviced by a three-piece bathroom suite. Externally, the property includes a small decorative front garden with plants and shrubs, a paved driveway offering ample off-street parking with fenced and gated access. The rear of the house features a large enclosed South-facing well-maintained garden with a paved seating area, lawn, pathway, decorative plants and shrubs with the added convenience of an outside WC and shed. This space is perfect for Summer enjoyment.

AVAILABLE NOW!







- Detached House
- Three Bedrooms
- Modern Fitted Kitchen
- Spacious Living Room With Feature Fireplace
- Separate Dining Room
- Three Piece Bathroom
- Driveway Providing Ample Off-Street Parking
- South-Facing Rear Enclosed Garden With Access To Outside WC
- Popular Location
- 360 Virtual Tour











## ACCOMMODATION

### GROUND FLOOR

#### Porch

The porch has UPVC double glazed French doors providing access into the accommodation

#### Entrance

The entrance hall has carpeted flooring and stairs, partially panelled walls, under-stair pantry, radiator, stained glass windows to the front and a single wooden door providing access to the porch

#### Living Room

12'7" into bay x 11'11" (3.85m into bay x 3.64m)

The living room has carpeted flooring, coving to the ceiling, chimney breast with a feature fireplace with a marble effect hearth with a electric fire and decorative mantelpiece and surround

#### Dining Room

18'5" max x 12'3" max (5.63m max x 3.74m max)

The dining room has carpeted flooring, coving to the ceiling, a range of in-built cupboards, chimney breast with a feature fireplace with a hearth, gas fire with a decorative surround, radiator and UPVC double glazed window

#### Kitchen

18'5" x 5'10" (5.63m x 1.80m)

The kitchen has vinyl flooring, coving to the ceiling, a range of fitted wall and base units with fitted worksurfaces, integrated oven with a separate induction hob, splashback and an extractor fan, sink with a drainer and mixer taps, an integrated fridge, freezer, washing machine, & dishwasher, two UPVC double glazed windows and a single UPVC door providing access to the rear garden

### FIRST FLOOR

#### Landing

The landing has carpeted flooring, coving to the ceiling, smoke alarm, UPVC double glazed window and provides access to the first floor accommodation

#### Master Bedroom

13'2" into bay x 11'1" (4.03m into bay x 3.39m)

The main bedroom has carpeted flooring, coving to the ceiling, a range of fitted wardrobes, chimney breast, radiator and UPVC double glazed bay window to the front elevation

#### Bedroom Two

11'0" x 12'4" (3.36m x 3.76m)

The second bedroom has carpeted flooring, chimney

breast, free-standing oak double wardrobe, free-standing oak chest of drawers, radiator and a UPVC double glazed window to the rear elevation

#### Bedroom Three

7'9" x 7'0" (2.38m x 2.15m)

The third bedroom has carpeted flooring, loft hatch, radiator and a UPVC double glazed window

#### Bathroom

6'11" x 5'10" (2.12m x 1.78m)

The bathroom has wood effect laminate flooring, vanity washbasin with mixer taps, wall mounted cupboard, low level dual flush WC, recessed ceiling spotlights, corner shower enclosure with a wall mounted mains-fed shower, radiator and a UPVC double glazed obscure window

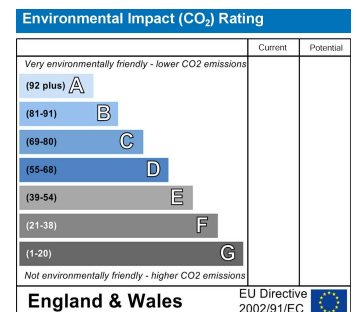
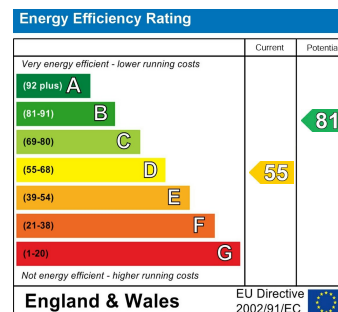
### OUTSIDE

#### FRONT

To the front is a garden area with a range of decorative plants and shrubs with a paved driveway with a fence surround and gated access

#### REAR

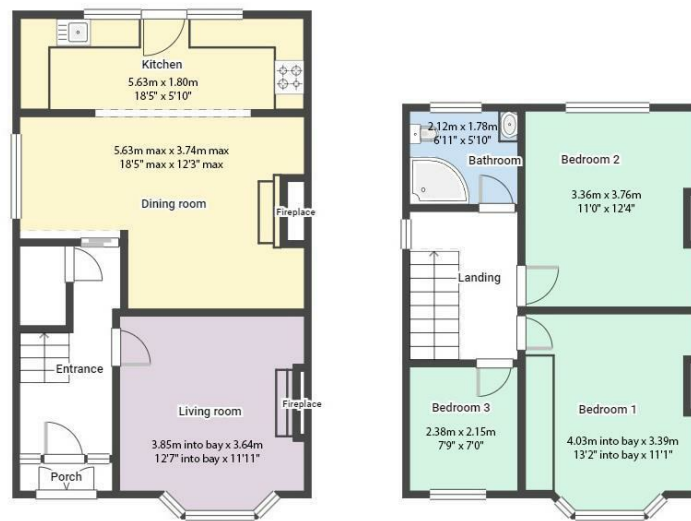
To the rear is an enclosed South-facing garden with a lawn, paved seating area, range of decorative plants and shrubs, access to an outside WC, access to a shed with a fence surround and gated access





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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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