



# **lighthouse**

estate agents



**1 Cavendish Crescent, Annesley Woodhouse, NG17 9BN**

**Offers In The Region Of £325,000**

Lighthouse Estate Agents are pleased to offer this beautifully presented three bedroom detached bungalow, boasting a generous living space and a new contemporary kitchen.

This stunning property offers a welcoming entrance hall, a reception lounge, a fully fitted kitchen diner with hot tap, induction hob, integrated fridge and dishwasher, utility room with washing machine plumbing, conservatory, three generous sized bedrooms and a family bathroom. To the rear of the property is an enclosed landscaped private garden and patio areas. To the side is a driveway with off road parking for a number of vehicles. Further features include gas central heating, double glazed windows and 20 solar panels.

Cavendish Crescent offers easy access to many major road links including the M1 (junc 27) and is moments from many local shops and other amenities. Viewing is essential.

### Entrance Hall 19'2" x 4'4" (5.86 x 1.34)



This welcoming entrance hall features fully fitted tiled floors throughout, a double glazed front door, a central heating radiator, underfloor heating, under stairs storage, storage cupboard and staircase access to the first floor landing.

### Reception Lounge 18'10" x 14'10" (5.76 x 4.53)



This beautifully presented reception lounge offers two central heating radiators, underfloor heating, a Upvc double glazed window, Upvc double glazed double patio doors offering access to the enclosed rear garden and fully fitted tiled floors throughout.

### Kitchen Diner 11'9" x 9'3" (3.60 x 2.84)



This contemporary kitchen diner features a range of matching wall and base units with custom made granite work surface, a stainless steel sink with a hot mixer tap, a Neff double electric oven with a separate microwave, an induction hob, a stainless steel extractor hood with lighting, fridge, dishwasher, fully fitted tiled flooring throughout, underfloor heating and a Upvc double glazed window.

### Utility Room 7'1" x 6'4" (2.17 x 1.95)



The utility room offers matching wall and base units with a roll top work surface, washing machine plumbing, fully fitted carpet throughout and a frosted Upvc double glazed window.

### Conservatory 8'0" x 11'4" (2.44 x 3.47)

The conservatory features a Upvc double glazed windows and double patio door offering access to the rear of the property, a central heating radiator, underfloor heating and fully fitted tiled floors throughout.

### Master Bedroom 11'9" x 11'10" (3.59 x 3.62)



The master bedroom features a central heating radiator, fully fitted carpets throughout, and a Upvc double glazed window.

### Family Bathroom 11'8" x 8'11" (3.57 x 2.74)



The family bathroom offers a bath, pedestal sink, low flush W.C., walk in double shower, a central heating radiator with towel rail, part tiled walls, fully tiled floors throughout and a frosted Upvc double glazed window.

### First Floor Landing 4'10" x 4'8" (1.49 x 1.44)

The first floor landing features fully fitted carpets throughout.

## Bedroom Two 19'5" x 10'5" (5.93 x 3.20)



Bedroom two offers a central heating radiator, fully fitted carpets throughout, a Upvc double glazed window, storage cupboard and a walk-in wardrobe.

## Bedroom Three 14'7" x 9'8" (4.45 x 2.97)

Bedroom three features a central heating radiator, a Upvc double glazed window and fully fitted carpets throughout.

## Outdoor Bar



This wonderful outdoor bar makes the ideal place to entertain and can be used for a home office or hobby room

## Enclosed Rear Garden



The enclosed rear garden offers a range of established shrubs, pathways and a decking area. The the side is a private patio area.

## Front Driveway & Garden



The front driveway features ample off road parking for a number of vehicles and a caravan. The front garden offers artificial grass, established borders and a pathway.

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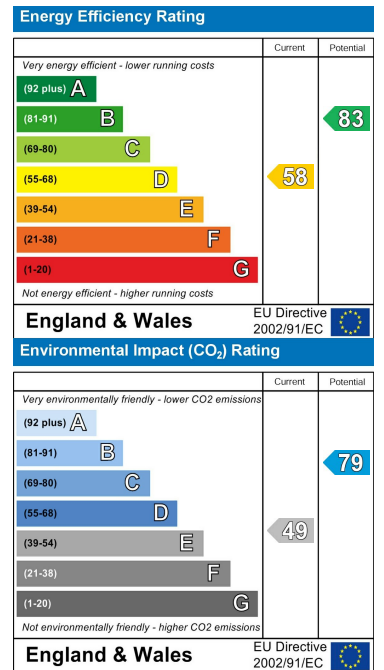
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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