



Pella Grove
Annesley Nottingham

burchell
edwards

Pella Grove Annesley Nottingham NG15 0EL

for sale offers over
£270,000



Property Description

The property features a contemporary kitchen diner, perfect for family meals and entertaining, along with a comfortable lounge that has been extended to create additional living space, providing a bright and versatile area to relax or host guests. A downstairs WC adds extra convenience.

Upstairs, there are three well-proportioned bedrooms, and a modern family bathroom. To the second floor is the master bedroom with an en-suite shower room.

Outside, the home benefits from a beautiful rear garden, and to the side of the property there is a driveway, and is ideally located close to local amenities, schools, and transport links, making it a fantastic choice for families seeking both space and convenience in a popular Nottinghamshire location.

Entrance Hallway

Accessed via composite door leading into the hallway with a radiator, understairs storage and stairs off to the first floor.

Lounge

16' 7" x 10' 2" (5.05m x 3.10m)
Being open plan with the sun room.

Sun Room

12' 8" x 9' 3" (3.86m x 2.82m)
Having a radiator, sliding doors to the rear.

Kitchen/ Diner

15' 4" x 9' 7" Max (4.67m x 2.92m Max)
Having wall and base units with work surfaces over, tiled flooring, electric oven, space and plumbing for washing machine and dishwasher, wine cooler, space for an American fridge freezer, window to the front elevation with shutters and inset sink and a half.

Downstairs W.C

Having obscured window to the front, tiled flooring, low level W.C and vanity wash hand basin.

First Floor

Bedroom Two

9' 8" x 13' 5" (2.95m x 4.09m)
Having window to the rear elevation and a radiator.

Bedroom Three

12' 2" x 9' 7" (3.71m x 2.92m)
Having window to the front elevation and a radiator.

Bedroom Four

10' 4" x 6' 8" (3.15m x 2.03m)
Having window to the rear and a radiator.

Bathroom

Having a bath with shower over, heated towel rail, low level W.C, vanity wash hand basin and obscured window to the front elevation.

Second Floor

Master Bedroom

17' 4" Plus recess x 13' 1" Max (5.28m Plus recess x 3.99m Max)

Having two windows to the front elevation, a radiator and velux window to the rear.

En Suite

Having two velux windows to the rear, a radiator, shower cubicle, low level W.C and pedestal wash hand basin.

Outside

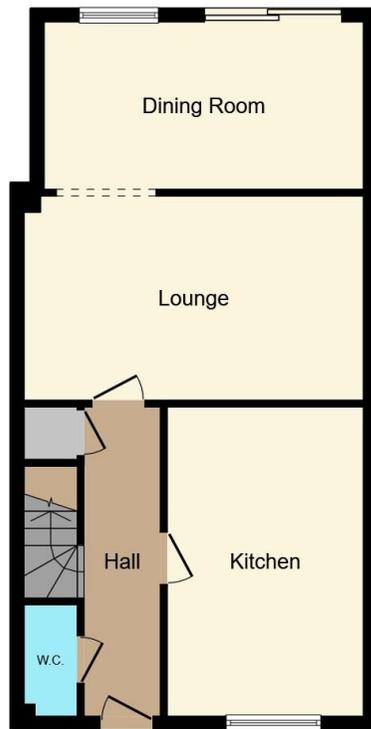
To the rear is a fully enclosed garden with a summerhouse, patio seating area, outside tap.

To the front is a driveway.









Ground Floor



First Floor



Second Floor

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T 0115 968 0528
E hucknall@burchelledwards.co.uk

64 High Street Hucknall
NOTTINGHAM NG15 7AX

EPC Rating: B Council Tax
Band: B

Tenure: Freehold

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