



Pella Grove  
Annesley, Nottingham NG15 0EL

**£290,000 Freehold**

STUNNING FOUR BEDROOM END OF  
TERRACE HOME!





**\*\*GUIDE PRICE £290,000 - £300,000\*\***

Tucked away at the end of a quiet cul-de-sac in the ever-popular village of Annesley, this beautifully extended four-bedroom end-terraced home offers generous living space, modern finishes, and countryside charm – all within easy reach of Nottingham.

As you arrive, the property immediately impresses with a double driveway and peaceful positioning overlooking the open playing field. Inside, the home opens into a welcoming entrance hallway with a convenient, newly furnished downstairs W.C. on the left. To the right sits a stylish kitchen-diner, complete with integrated appliances and ample worktop space, along with a useful under-stair storage cupboard.

From the hall, the main reception room is a bright, comfortable lounge with a wall-mounted TV, plush carpeted flooring, and space to accommodate two large sofas – a perfect spot for relaxing evenings in. The home has also been thoughtfully extended to the rear, adding a versatile second reception room currently used as a dining and games space. This area also features a wall-mounted TV and sliding doors that lead directly out to the rear garden.

The garden is a true highlight, offering a well-balanced layout with a patio area, central lawn, and a raised decking area that enjoys full sun – ideal for summer entertaining. There is also convenient side access leading back to the driveway.

Upstairs on the first floor, there are two generously sized double bedrooms, both fitted with custom-built spotlights and carpeted floors. One is currently used as a bedroom, while the other has been transformed into an impressive walk-in wardrobe. A third, well-proportioned single bedroom offers further flexibility for guests, a home office, or nursery. The family bathroom on this floor has been recently renovated to a high standard and features a sleek three-piece suite.

The second floor is home to a spacious and serene master bedroom, offering ample room for a king-size bed and furnishings. This room also benefits from its own en-suite shower room and access to additional loft storage.

Annesley is a fantastic location for those wanting the peace of countryside living with all the benefits of strong transport connections. Surrounded by beautiful open fields and rural walks, it's ideal for nature lovers, yet still only a short distance from Nottingham via convenient bus and train links. The area is served by well-regarded schools and has excellent access to the M1 and surrounding commuter routes.

This is a rare opportunity to secure a spacious, ready-to-move-into home in a desirable, semi-rural setting. Early viewing is highly recommended.

To arrange a viewing or request further details, please get in touch today.



### Entrance Hallway

Composite entrance door to the front elevation leading into the entrance hallway comprising carpeted flooring, carpeted staircase leading to the first floor landing, wall mounted radiator, understairs storage cupboard, doors leading off to:

### Downstairs WC

UPVC double glazed window to the front elevation, WC, wall mounted electrical consumer unit, wall mounted radiator, tiled splashbacks, vanity handwash basin with mixer tap and storage cupboard below, recessed spotlights to the ceiling.

### Kitchen

Tiled flooring, a range of wall and base units with worksurfaces over incorporating a sink and drainer unit with swan neck mixer tap over, UPVC double glazed window to the front elevation, space and plumbing for a dishwasher, space and plumbing for a washing machine, integrated oven with four ring gas hob over and extractor hood above, integrated wine cooler, space and point for an American style fridge freezer, ample space for a dining table, wall mounted radiator.

### Lounge

Carpeted flooring, wall mounted radiator, archway leading through to the dining room.

### Dining Room

Laminate floor covering, two wall mounted radiators, recessed spotlights to the ceiling, UPVC double glazed sliding doors to the rear elevation leading out to the rear garden.

### First Floor Landing

Carpeted flooring, carpeted staircase leading to the second floor landing, doors leading off to:

### Family Bathroom

Tiled flooring, heated towel rail, WC, handwash basin with a mixer tap over and storage cupboards below, tiled splashbacks, UPVC double glazed window to the front elevation, freestanding bath with freestanding swan neck mixer tap with shower attachment over, extractor fan, recessed spotlights to the ceiling.

### Bedroom Two

Coving to the ceiling, carpeted flooring, UPVC double glazed window to the front elevation, wall mounted radiator, recessed spotlights to the ceiling.

### Bedroom Three

Carpeted flooring, UPVC double glazed window to the rear elevation, recessed spotlights to the ceiling.

### Bedroom Four

Carpeted flooring, wall mounted radiator, UPVC double glazed window to the rear elevation.

### Second Floor Landing

Carpeted flooring, door leading through to the master suite.

### Master Bedroom

UPVC double glazed Dormer window to the front elevation, Velux style window to the rear elevation, carpeted flooring, two wall mounted radiators, door leading through to the en-suite.

### En-Suite

Laminate floor covering, handwash basin with separate hot and cold taps, WC, shower cubicle with mains fed rain water shower over, wall mounted radiator.

### Outside

#### Rear of Property

To the rear of the property there is a landscaped enclosed rear garden with gravelled area ideal for seating leading to a lawned garden with access to the outhouse and further raised decked space, fencing to the boundaries, side access to the front of the property.

#### Front of Property

To the front of the property there is a driveway providing off the road parking, gravelled front garden with a range of plants and shrubbery planted to the borders.

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Ashfield

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

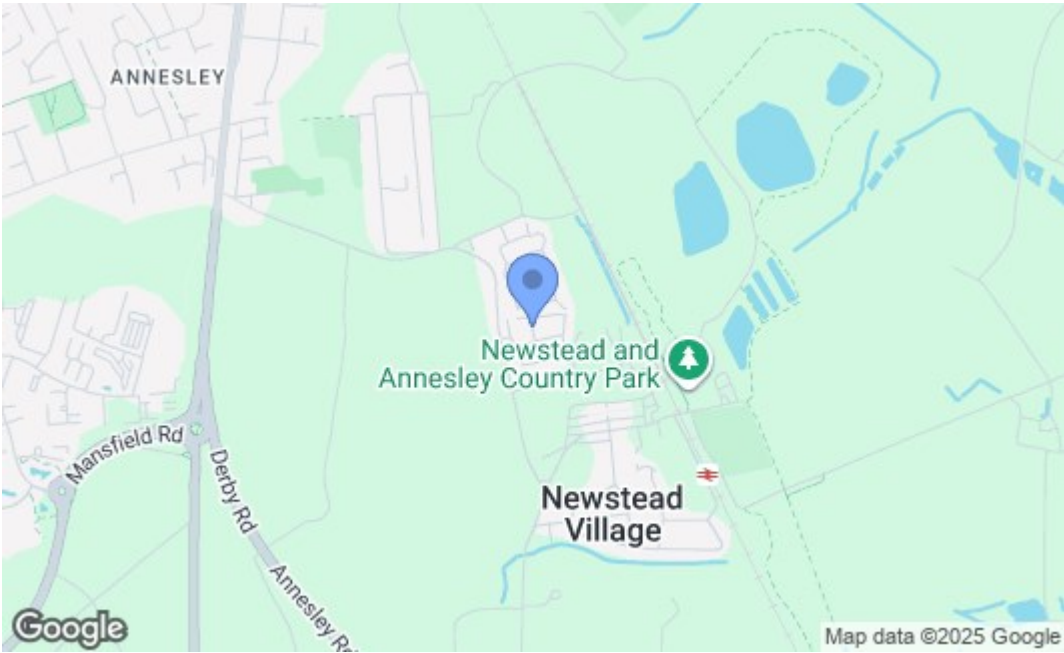
Any Legal Restrictions: No

Other Material Issues: No





Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.