

3 Pella Grove, Annesley, Nottingham, NG15 0EL

Guide Price £200,000-£210,000 Freehold

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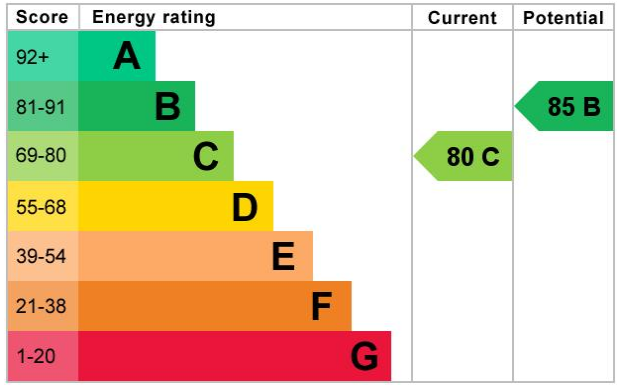
Pella Grove, Annesley

3 Bedrooms, 2 Bathroom

Guide Price £200,000-£210,000

- Three Double Bedroom Mid Town House
- Spacious Lounge/Diner
- Modern Fitted Kitchen With French Doors To Rear Garden
- Master Bedroom With En-Suite
- Double Width Driveway For Two Cars
- Enclosed Rear Garden
- Popular Location

GUIDE PRICE £200,000-£210,000. Situated in this popular development in sought after Annesley stands this three double bedroom town house. The accommodation comprises of an entrance hall, spacious lounge/diner, hall with stairs rising to the first floor, cloakroom and kitchen with French Doors to the garden on the ground floor. To the first floor are two well proportioned bedrooms alongside a family bathroom. To the second floor there is a master bedroom









with en-suite shower room. Externally, there is an enclosed rear garden and a double width driveway providing two off road parking spaces to the front.

HALLWAY 4' 6" x 3' 9" (1.37m x 1.14m) Accessed via an external door with fitted carpet, wall mounted radiator and ceiling light.

LOUNGE/DINER 14' 10" x 12' (4.52m x 3.66m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, under stairs storage cupboard and ceiling light.

HALL 4' 10" x 4' 4" (1.47m x 1.32m) With fitted carpet, stairs rising to the first floor and ceiling light.

CLOAKROOM With wood effect flooring, low flush w.c., pedestal wash hand basin, wall mounted radiator and ceiling light.

KITCHEN 11' 11" x 7' 9" (3.63m x 2.36m) With a range of high and low level units with a rolled edge worktop over incorporating a one and half bowl stainless steel sink and drainer, upstand, integrated electric oven, inset gas hob with stainless steel splashback, extractor hood over, washing machine and dishwasher plumbing, vinyl flooring, wall mounted radiator, uPVC double glazed window and French doors to the rear elevation and ceiling light.

FIRST FLOOR LANDING With fitted carpet, wall mounted radiator, stairs rising to the second floor and ceiling light.

BEDROOM TWO 12' x 9' (3.66m x 2.74m) With fitted carpet, two uPVC double glazed windows to the front elevation, wall mounted radiator and ceiling light.

BATHROOM Comprising of a panelled bath with a shower attachment over, low flush w.c., pedestal wash hand basin, wood effect flooring, wall mounted radiator and ceiling light.

BEDROOM THREE 12' 1" x 7' 10" (3.68m x 2.39m) With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

SECOND FLOOR LANDING With fitted carpet, storage cupboard and ceiling light.

MASTER BEDROOM 13' 6" x 8' 5" (4.11m x 2.57m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, loft hatch and ceiling light.

EN-SUITE Comprising of a corner shower enclosure with a mains fed mixer bar shower, low flush w.c., pedestal wash hand basin, vinyl flooring, wall mounted radiator, Velux window and ceiling light.

EXTERNAL The property offers an enclosed rear garden which is laid to lawn with secure gate access and a fenced boundary. There is a double width driveway to the front of the property providing off road parking for two vehicles.





LOCATION Situated within the popular residential area of Annesley, Pella Grove offers an appealing setting for a variety of buyers, combining a pleasant semi-rural residential development with convenient access to everyday amenities.

For commuters, Newstead railway station is approximately half a mile away, providing convenient rail connections and there are also local bus routes. The property also benefits from accessibility to the wider road network being ideally positioned for easy access to the M1 at Junction 27 and within close proximity of Sherwood Business Park.



















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