



8 Musters Mews Derby Road, Annesley,
Nottingham, Nottinghamshire, NG15 0AL

£310,000

Tel: 01623 626990

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Semi Detached House
- High Specification/Numerous Upgrades
- 4 Bedrooms, En Suite & Bathroom
- Separate 19ft Lounge
- Impressive Landscaped Rear Garden
- Built by Taggart Homes in 2022
- Beautifully Appointed Throughout
- Open Plan Kitchen/Diner & Utility
- Good Sized Garage (20'1" x 11'1")
- Southwest Facing to rear

An exceptional and modern four bedroom semi detached family house with a superb, southwest facing landscaped rear garden and a good sized garage to the rear of the property in a convenient location with fantastic transport links.

The property is beautifully appointed throughout and presented in immaculate "show home" condition with the benefit of a high specification with numerous upgrades completed by our clients to include: fully redecoration to walls, doors and architraves in Egyptian cotton paint, attractive decorative coving, traditional internal doors with chrome doorknobs, and polished porcelain tiled flooring throughout the ground floor (except lounge). Externally, the side and rear garden has been completely upgraded in summer 2025 to a wonderful landscaped garden featuring extensive sandstone paving and modern raised beds.

The property was built by Taggart Homes in 2022 and provides a spacious internal layout extending to circa 1,162 sq ft. On the ground floor, there is an entrance hall, downstairs WC, utility, 19ft lounge and an open plan kitchen/diner with peninsula island, quartz work surfaces and integrated appliances. The first floor landing leads to a master bedroom with fitted wardrobes and an en suite. There are three further bedrooms and a family bathroom. The property has gas central heating and UPVC double glazing. The contemporary window shutters to the windows and French doors are available to purchase by separate negotiation.

OUTSIDE

The property stands back from Derby Road with vehicular access to the double width driveway and garage to the rear of the property off Forest Road. The front garden is laid to lawn with a low hedgerow boundary frontage and a central paved pathway leads to the front entrance door. There are raised beds to the side with a pathway and gate leading to the rear garden. To the rear of the property, there is a southwest facing, substantial sandstone patio which extends across the full width of the property providing ample outdoor seating and entertaining space which extends to the side to a wide garden area with space to house a shed. Returning to the main patio area a single step up leads to a sandstone pathway running alongside the garage with UPVC door providing access into the garage and a pedestrian gate at the end leads out onto the double width driveway providing off road parking for two cars. There is a lawn, ample raised flowerbeds with plants and shrubs which extend from the main patio area to the end of the garden where there is a second sandstone patio.

A WIDE OPEN FRONTED STORM PORCH LEADS TO A MODERN COMPOSITE FRONT ENTRANCE DOOR PROVIDING ACCESS THROUGH TO THE:

ENTRANCE HALL

8'5" x 4'4" (2.57m x 1.32m)

With porcelain tiled floor, radiator, coving to ceiling, three ceiling spotlights, understairs storage cupboard with light point and porcelain tiled floor and stairs with inset feature lighting leading to the first floor landing.

DOWNSTAIRS WC

5'8" x 3'7" (1.73m x 1.09m)

Having a modern two piece white suite comprising a low flush WC. Pedestal wash hand basin with chrome mixer tap. Porcelain tiled floor and part porcelain tiled walls. Radiator, two ceiling spotlights and obscure double glazed window to the front elevation.

LOUNGE

19'0" x 11'1" (5.79m x 3.38m)

Having a modern marble fireplace with inset LED lighting and an electric log effect fire. Feature floor-to-ceiling slat wall panelling either side of the fireplace. Coving to ceiling, radiator, eight ceiling spotlights and double glazed window to the front elevation.

OPEN PLAN KITCHEN/DINER

19'10" x 11'4" (6.05m x 3.45m)

A superbly appointed, open plan kitchen/diner featuring modern handleless cabinets in a matte anthracite grey finish comprising wall cupboards, base units and drawers complemented by quartz work surfaces. Under mount 1 1/2 bowl sink with drainer built into the worktop and chrome swan-neck mixer tap. Integrated cooking appliances include a double oven, four ring gas hob with stainless steel extractor hood above. Integrated dishwasher. Integrated fridge/freezer. There is a good sized peninsula island with matching base units and drawers, including pan drawers and matching quartz work surfaces. Coving to ceiling, ten ceiling spotlights, porcelain tiled floor, radiator, double glazed window to the rear elevation and French doors leading out onto the southwest facing rear garden.

UTILITY

5'11" x 4'8" (1.80m x 1.42m)

With cupboard housing the combi boiler. Plumbing and space for a washing machine and tumble dryer. Work surface, porcelain tiled floor, two ceiling spotlights, radiator, extractor fan and UPVC double glazed side entrance door.

FIRST FLOOR LANDING

12'0" x 9'7" max (3.66m x 2.92m max)

With radiator, coving to ceiling, loft hatch and airing cupboard with shelving.

MASTER BEDROOM 1

14'3" x 9'1" (4.34m x 2.77m)

Having fitted wardrobes with hanging rails and shelving plus mirror fronted sliding doors. Radiator, coving to ceiling and double glazed window to the front elevation.

EN SUITE

7'5" max x 5'3" (2.26m max x 1.60m)

Having a modern three piece white suite with chrome fittings comprising a tiled shower cubicle with rainfall shower plus additional shower attachment. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC. Tiled floor, part tiled walls, three ceiling spotlights, shaver point, chrome heated towel rail and extractor fan.

BEDROOM 2

10'5" x 9'2" (3.18m x 2.79m)

A second double bedroom, having fitted wardrobes with hanging rails and shelving and mirror fronted sliding doors. Radiator, coving to ceiling, four ceiling spotlights and double glazed window to the rear elevation.

BEDROOM 3

10'3" x 6'10" (3.12m x 2.08m)

Having panelled walls to three walls, radiator, four ceiling spotlights, coving to ceiling and double glazed window to the rear elevation.

BEDROOM 4

10'5" x 8'4" (3.18m x 2.54m)

Having a built-in wardrobe with hanging rail and shelving. Radiator, attractive coving to ceiling, four ceiling spotlights and double glazed window to the front elevation.

FAMILY BATHROOM

6'7" x 6'4" (2.01m x 1.93m)

Having a modern three piece white suite with chrome fittings comprising a panelled bath with mixer tap and rainfall shower above plus additional shower attachment. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC. Tiled floor, part tiled walls, chrome heated towel rail, three ceiling spotlights, extractor fan, shaver point and obscure double glazed window to the side elevation.

GOOD SIZED GARAGE

20'1" x 11'1" (6.12m x 3.38m)

A good sized brick built garage beneath a tiled roof with power and light points, up and over garage door and obscure UPVC double glazed side entrance door.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

All mains services are connected.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.













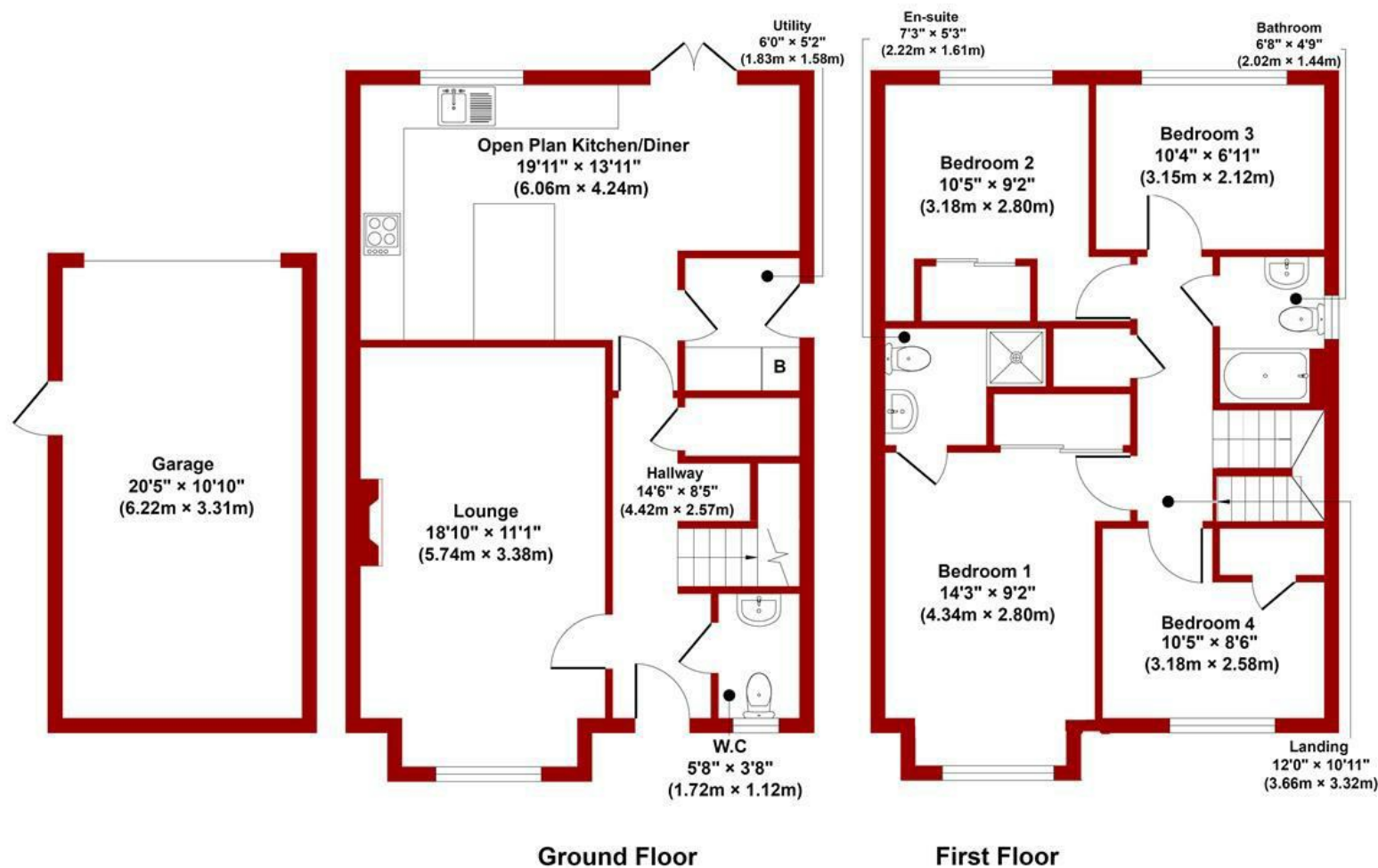




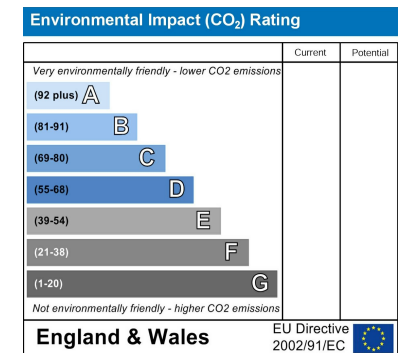
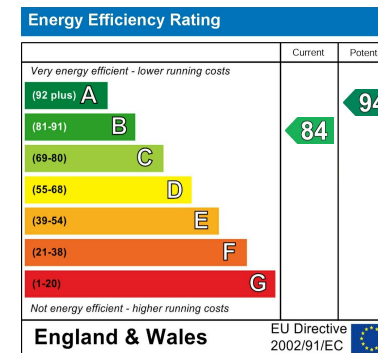




Musters Mews, Derby Road, Annesley
Approximate Gross Internal Area
Main House = 1173 SQ FT / 110 SQ M
Garage = 221 SQ FT / 21 SQ M
Total = 1394 SQ FT / 131 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



RICS



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