

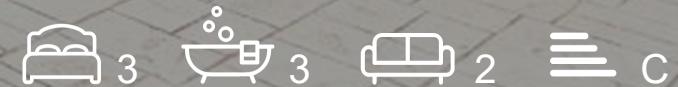
JOHNSONS & PARTNERS

Estate and Letting Agency



5 THE ANCHORAGE
NOTTINGHAM, NG14 5DU

GUIDE PRICE £470,000



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Nottingham, NG14 5DU

An immaculately presented, modern, detached residence situated right at the very heart of this extremely popular village. Entrance is via a gated driveway with electrically operated vehicle and pedestrian access. The property, boasts a versatile layout with up to three bedrooms, two en suites, and a separate shower room, that would accommodate a wide range of buyers. The property is but a moment from the centre of this extremely popular village, and all of the wonderful amenities it has to offer.

There is vehicle standing to the front of the property as well as access to the larger than average garage. Gated access leads to the walled rear garden that enjoys a Southerly aspect.

There are popular schools, great shops, excellent public transport links, including rail, all close by. We must also mention the wonderful country and riverside walks that are all close by. Security is also excellent as this select development of just five properties is accessed via both vehicle and pedestrian gates that are electrically operated.

In brief, the two storey, double glazed, and centrally heated accommodation comprises reception hallway, light and airy lounge with doors opening through to the breakfast kitchen, separate utility room, dining room/bedroom three and a shower room completes the ground floor. On the first floor, there is a landing with skylight window allowing natural light to flood the reception hallway below. There is the main bedroom with en suite bathroom with a further double bedroom which has an en suite WC and useful storage within the roof space.

This wonderful property has a wide appeal and an exceptional location; as such we most strongly recommend an internal viewing.

Reception Hallway

Dining Kitchen
17'7" x 10'11" (5.36 x 3.35)





Utility Room
4'7" x 10'11" (1.42 x 3.35)

Living Room
17'3" x 14'2" (5.28 x 4.32)

Ground Floor Shower Room
6'10" x 6'9" (2.10 x 2.07)

Bedroom/Dining Room
14'4" x 12'4" (4.37 x 3.76)

First Floor Landing

Bedroom
14'4" x 12'4" (4.37 x 3.76)

En-Suite Bathroom
9'3" x 9'6" (2.83 x 2.92)

Bedroom
9'8" x 8'11" (2.97 x 2.74)

En-Suite WC
4'7" x 4'7" (1.42 x 1.40)

Garage
18'11" x 8'11" (5.77 x 2.72)

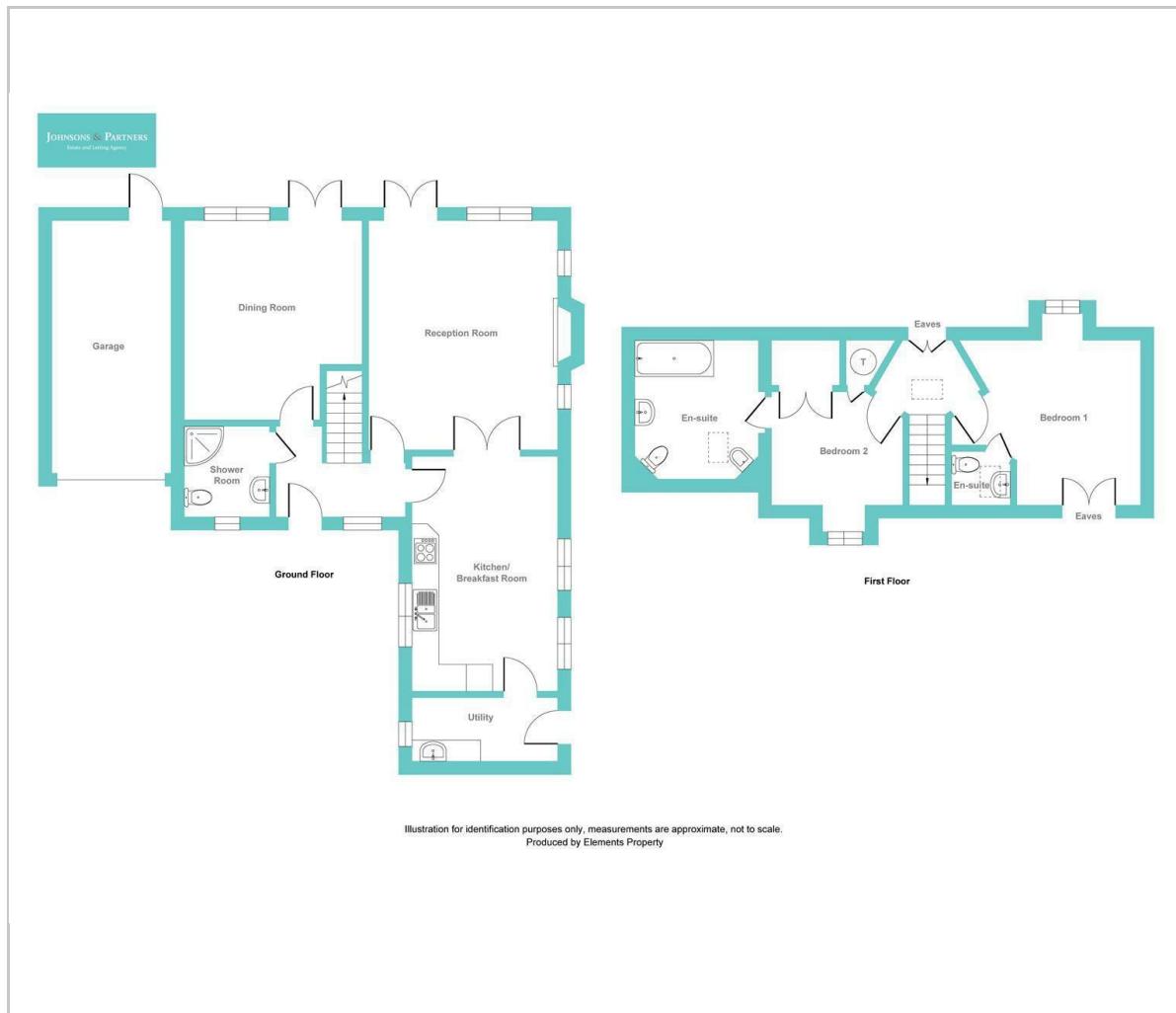
Outside

Agents Disclaimer

**Anti Money Laundering
Regulations**



Floor Plan



Area Map



Viewing

Please contact our Burton Joyce Office on 0115 931 2020
if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		