

# HoldenCopley

PREPARE TO BE MOVED

Owston Road, Annesley, Nottinghamshire NG15 0DW

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Guide Price £300,000 - £300,000



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GUIDE PRICE: £300,000-£320,000

LOCATION, LOCATION, LOCATION...

This detached house situated within an envious plot offers fantastic countryside views and would be the ideal family home as the property boasts spacious accommodation throughout whilst being exceptionally well presented. This property is within close proximity to excellent transport links, easy access into Nottingham City Centre and open countryside. To the ground floor is an entrance hall, a bay fronted living room, a modern open plan kitchen diner with a separate utility room, a W/C, a study and access into the family room, which has been converted from a double garage. To the first floor are four good sized bedrooms serviced by two bathroom suites and access to a boarded loft for additional storage space. Outside to the front is a double width driveway providing off road parking for four cars and to the rear is an 'L' shaped private garden with two sheds.

MUST BE VIEWED







- Corner Plot Detached House
- Four Bedrooms
- Two Reception Rooms
- Generous Sized Kitchen Diner
- Utility & W/C
- Two Bathroom Suites
- Off Road Parking For Four Cars
- Owned Solar Panels
- Converted Garage With Air-Conditioning
- Countryside Views











GROUND FLOOR

Entrance Hall

The entrance hall has carpeted flooring, a radiator, a wall mounted security alarm unit, a wall mounted thermostat and a composite front door providing access into the accommodation

Living Room

17'4" x 11'5" (5.3 x 3.5)

The living room has a UPVC double glazed bay window, carpeted flooring, two radiators, a TV point and double French doors opening out to the garden

Kitchen Diner

13'9" x 20'8" (4.2 x 6.3)

The kitchen has a range of soft close fitted base and wall units with rolled edge worktops, a stainless steel sink and a half with mixer taps and drainer, an integrated oven with a gas hob, extractor fan and stainless steel splash back, space and plumbing for a dishwasher / washing machine, space for a fridge freezer, space for a dining table, grey polished porcelain tiled flooring, a UPVC double glazed window and double French doors opening out to the garden

Utility

6'2" x 5'2" (1.9 x 1.6)

The utility has soft close fitted base and wall units with a rolled edge worktop, space and plumbing for a washing machine, space for a tumble dryer, grey polished porcelain tiled flooring, a radiator, an extractor fan and a single door accessing the garden

W/C

3'3" x 6'2" (1.0 x 1.9)

This space has low level dual flush W/C, a wall mounted wash basin with a mono mixer tap, tiled splash back, carpeted flooring, a radiator, a wall mounted consumer unit and a UPVC double glazed window

Study / Cloakroom

6'10" x 10'5" (2.1 x 3.2)

This space has a UPVC double glazed window, carpeted flooring, a satellite point and a radiator

Family Room

16'8" x 19'4" (5.1 x 5.9)

This room, which was converted from a garage, has laminate flooring, hot and cold air conditioning, recessed spotlights, access to a boarded loft, UPVC double glazed windows and two sets of double French doors opening out to the front of the property

FIRST FLOOR

Landing

The landing has a UPVC double glazed window, carpeted flooring, a radiator, an in-built cupboard, access to the loft and provides access to the first floor accommodation

Master Bedroom

13'1" x 10'5" (4.0 x 3.2)

The main bedroom has a UPVC double glazed window, carpeted flooring, a radiator, an in-built wardrobe and access to the en-suite

En-Suite

7'2" x 7'6" (2.2 x 2.3)

The en-suite has a low level dual flush W/C, a pedestal wash basin with a mono mixer tap, a shower enclosure with a sliding shower screen, an electrical shaving point, a radiator, tiled splash back, two chrome towel rails and a UPVC double glazed obscure window

Bedroom Two

10'5" x 11'1" (3.2 x 3.4)

The second bedroom has a UPVC double glazed window, carpeted flooring and a radiator

Bedroom Three

12'1" x 9'2" (3.7 x 2.8)

The third bedroom has a UPVC double glazed window, carpeted flooring and a radiator

Bedroom Four

8'2" x 7'10" (2.5 x 2.4)

The fourth bedroom has a UPVC double glazed window, carpeted flooring and a radiator

Bathroom

6'6" x 10'5" (2.0 x 3.2)

The bathroom has a low level dual flush W/C, a pedestal wash basin with a mono mixer tap, a panelled bath with a wall mounted shower fixture, a shower screen, tiled splash back, a radiator and a UPVC double glazed obscure window

OUTSIDE

Front

To the front of the property is a lawned garden with a patio pathway and a double width driveway providing off road parking for four cars

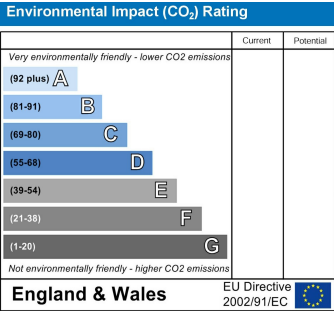
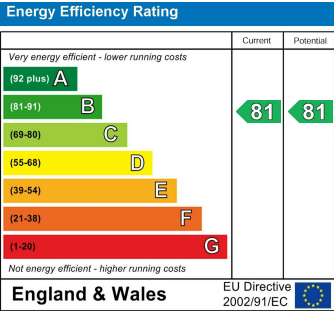
Rear

To the rear of the property is a private enclosed 'L' shaped garden with paved patio, a lawn, a decked seating area, two sheds, an outdoor tap, courtesy lighting and fence panelling

DISCLAIMER

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Approx. Gross Internal Area of the Ground floor:  
**1004.7 Sq Ft - 93.34 Sq M**

Approx. Gross Internal Area of the Entire Property:  
**1664.53 Sq Ft - 154.64 Sq M**

All sizes and areas are approximate and for identification only. Not to scale.  
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Approx. Gross Internal Area of the 1st floor:  
**659.83 Sq Ft - 61.3 Sq M**

Approx. Gross Internal Area of the Entire Property:  
**1664.53 Sq Ft - 154.64 Sq M**

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