

# HoldenCopley

PREPARE TO BE MOVED

Owston Road, Annesley, Nottinghamshire NG15 0DW

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£230,000



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## DETACHED FAMILY HOME...

This well presented three-bedroom detached house is the ideal purchase for any growing family, offering generous accommodation. Nestled in a popular residential location, the property benefits from excellent transport links, highly regarded local schools, and a wealth of nearby amenities. To the ground floor, the property comprises a welcoming entrance hall, a convenient downstairs WC, a spacious lounge perfect for relaxing, and a modern fitted kitchen ideal for entertaining and family meals. The first floor hosts three well-proportioned bedrooms, all serviced by a contemporary three-piece bathroom suite. The master bedroom further benefits from its own stylish en-suite shower room, adding a touch of luxury. Outside, the front of the property features an attractive selection of plants and shrubs, along with a driveway providing off-street parking and access to the garage. To the rear, you'll find a beautifully maintained, south-facing garden with a paved patio area, a well-kept lawn, and secure fencing – perfect for both children and pets. Additional features include courtesy lighting, an outdoor tap, and an external power socket.

MUST BE VIEWED







- Detached House
- Three Bedrooms
- Living Room
- Fitted Kitchen
- Three-Piece Bathroom Suite & Ground Floor W/C
- En-Suite To The Master Bedroom
- Driveway & Garage
- South-Facing Enclosed Rear Garden
- Good Transport Links
- Must Be Viewed











GROUND FLOOR

Hallway

The hallway has wood-effect flooring, carpeted stairs, a radiator, and a composite door providing access into the accommodation.

W/C

2\*9" x 5\*5" (0.85m x 1.66m)

This space has a UPVC double glaze obscure window to the front elevation, a low level flush W/C, a pedestal wash basin with a tiled splashback, a radiator, and vinyl flooring.

Living Room

11\*8" x 15\*6" (3.58m x 4.74m)

The living room has a UPVC double glazed window to the front elevation, a TV point, carpeted flooring, and access into the kitchen.

Kitchen

9\*5" x 14\*9" (2.88m x 4.52m)

The kitchen has a range of base and wall units, a stainless steel sink and a half with mixer taps, an integrated oven, a gas hob with an extractor fan, space and plumbing for a dishwasher, space and plumbing for a washing machine, space for a dining table, an in-built cupboard, a radiator, vinyl flooring, an extractor fan, a double glazed window to the rear elevation, and double French doors opening to the rear garden.

FIRST FLOOR

Landing

The landing has carpeted flooring, a radiator, access into the loft, an access to the first floor accommodation.

Bedroom One

8\*11" x 9\*4" (2.72m x 2.86m)

The first bedroom has a UPVC double glazed window to the front elevation, a radiator, an in-built double cupboard, carpeted flooring, and access into the en-suite.

En-Suite

5\*2" x 6\*4" (1.59m x 1.94m)

The en-suite has a UPVC double glazed obscure window to the front elevation, a low level flush WC, a vanity-style wash basin, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, a heated towel rail, partially tiled walls, and laminate flooring.

Bedroom Two

8\*7" x 8\*8" (2.62m x 2.65m)

The second bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bedroom Three

8\*8" x 6\*1" (2.65m x 1.87m)

The third bedroom has a UPVC double glazed window to the rear elevation, a radiator, and carpeted flooring.

Bathroom

5\*6" x 6\*8" (1.70m x 2.04m)

The bathroom has a UPVC double glazed obscure window to the side elevation, a low level flush W/C, a vanity-style wash basin, a panelled bath with a handheld shower fixture and shower screen, a chrome heated towel rail, partially tiled walls, and laminate flooring.

OUTSIDE

Front

To the front of the property is a range of plants and shrubs, and a driveway with access to the garage, and rear garden.

Garage

8\*6" x 18\*7" (2.60m x 5.67m)

The garage has a door opening to the rear garden, lighting, electrics, ample storage, and a roller door opening out to the driveway.

Rear

To the rear of the property is a south-facing enclosed rear garden with courtesy lighting, an outside tap, an outside electric power socket, a patio area, a lawn, and a fence panelled boundary.

ADDITIONAL INFORMATION

- Electricity – Mains Supply
- Water – Mains Supply
- Heating – Gas Central Heating – Connected to Mains Supply
- Septic Tank – No
- Broadband – Fibre
- Broadband Speed - Superfast Download Speed 80Mbps and Upload Speed 20Mbps
- Phone Signal – Good coverage of Voice, 4G - Some coverage of 3G & 5G
- Sewage – Mains Supply
- Flood Risk – No flooding in the past 5 years
- Flood Defenses – No
- Non-Standard Construction – No
- Any Legal Restrictions – No
- Other Material Issues – No

DISCLAIMER

Council Tax Band Rating - Ashfield District Council - Band B  
This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

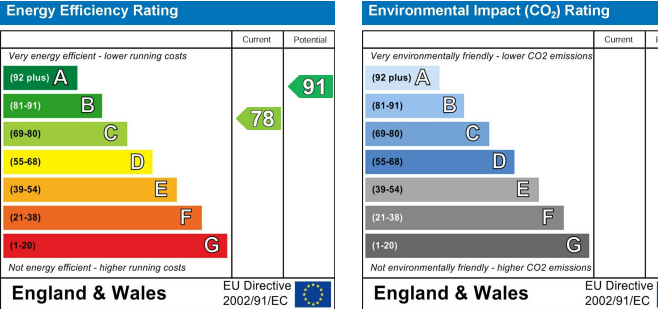
The vendor has advised the following:  
Property Tenure is Freehold

HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

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Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only.  
They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
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**01156 972 972**

**33A High Street, Hucknall, Nottingham, NG15 7HJ**

**[hucknalloffice@holdencopley.co.uk](mailto:hucknalloffice@holdencopley.co.uk)**

**[www.holdencopley.co.uk](http://www.holdencopley.co.uk)**

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