

# HoldenCopley

PREPARE TO BE MOVED

Stewart Way, Annesley, Nottinghamshire NG15 0EH

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Asking Price £199,950

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WELL PRESENTED THROUGHOUT...

This three bedroom detached house is situated in a quiet, residential location within reach of various local amenities, schools, stunning countryside walks and excellent transport links including Newstead Train Station. This property offers plenty of space throughout whilst being well presented, ready for you to move straight in. To the ground floor is an entrance hall, a good sized living room, a W/C and a modern kitchen which features a beautifully appointed dining area with a classic French door opening out to the private enclosed rear garden benefiting from various seating areas - perfect for those summer months! The first floor offers three bedrooms serviced by two bathroom suites. Outside to the front is a driveway with access into the garage providing ample off road parking.

MUST BE VIEWED







- Detached House
- Three Bedrooms
- Two Bathrooms
- Modern Kitchen Diner
- Ground Floor W/C
- Spacious Living Room
- Well Maintained Garden
- Driveway & Garage
- Close To Local Amenities
- Must Be Viewed











GROUND FLOOR

Entrance Hall

3'11" x 4'3" (1.2 x 1.3)

The entrance hall has wood effect flooring, a radiator and provides access into the accommodation

Living Room

18'0" x 10'9" (5.5 x 3.3)

The living room has a UPVC double glazed window to the front elevation, carpeted flooring, a feature fireplace with a decorative surround, a radiator and a TV point

Inner Hall

The inner hall has carpeted flooring and a wall mounted thermostat

W/C

4'11" x 2'11" (1.5 x 0.9)

This space has a low level dual flush W/C, a wall mounted wash basin, tiled splash back, wood effect flooring, a radiator and an extractor fan

Kitchen / Diner

8'6" x 20'8" (2.6 x 6.3)

The kitchen has a range of 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 a stainless steel splash back, space for a fridge freezer, space and plumbing for a washing machine and a dishwasher, complimentary tiled flooring, a radiator, space for a dining table, a UPVC double glazed window to the rear elevation and a French door opening out to the rear garden

FIRST FLOOR

Landing

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

Master Bedroom

14'9" x 10'5" (4.5 x 3.2)

The main bedroom has two UPVC double glazed windows to the front elevation, carpeted flooring, a radiator, a wall mounted thermostat and access into the en-suite

En-Suite

7'6" x 5'2" (2.3 x 1.6)

The en-suite has a low level dual flush W/C, a pedestal wash basin, a double shower enclosure with a mains-fed shower, a radiator, partially tiled walls, an extractor fan and a UPVC double glazed obscure window to the front elevation

Bedroom Two

11'9" x 9'6" (3.6 x 2.9)

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

Bedroom Three

10'5" x 8'6" (3.2 x 2.6)

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

Bathroom

6'2" x 9'6" (1.9 x 2.9)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath, partially tiled walls, a radiator, an extractor fan and a UPVC double glazed obscure window to the side elevation

OUTSIDE

Front

To the front of the property is a lawned area with decorative planting, a tarmac driveway, courtesy lighting and access into the garage

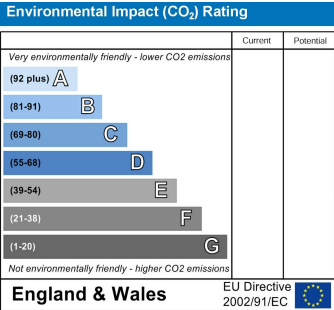
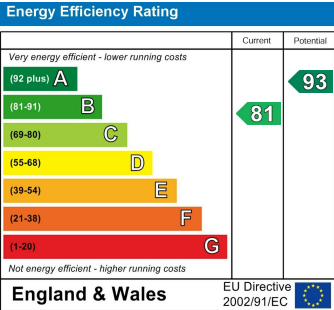
Rear

To the rear of the property is a private enclosed garden with a decking area, a decorative gravelled area with an artificial lawn, a further lawn, raised planters and fence panelling

DISCLAIMER

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Approx. Gross Internal Area of the Ground floor:  
**438.2 Sq Ft - 40.71 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**944.75 Sq Ft - 87.77 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:  
**506.55 Sq Ft - 47.06 Sq M**  
Approx. Gross Internal Area of the Entire Property:  
**944.75 Sq Ft - 87.77 Sq M**

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