

# HoldenCopley

PREPARE TO BE MOVED

Annesley Road, Hucknall, Nottinghamshire NG15 7DD

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£300,000



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## WELL CONNECTED LOCATION...

A well-presented three-bedroom semi-detached home, ideal for both first-time buyers and families, positioned in a sought-after location within walking distance of Hucknall Town Centre. The property benefits from close proximity to local primary and secondary schools, making it a practical choice for family life. Hucknall Town Centre offers a good range of shops, cafes and restaurants, along with excellent transport links providing easy access to Nottingham City Centre and surrounding areas. The property opens into a porch leading to a welcoming entrance hall, which gives access to the spacious living room featuring a bay-fronted window that fills the room with natural light. The living room flows seamlessly into the dining area, creating an open, sociable space ideal for family life. From the dining room, there is open access into the fitted kitchen, which offers a range of wall and base units with ample work surface space. Completing the ground floor is a utility room, a convenient W/C, and access to the lean-to, providing additional storage and practical space. To the first floor are three well-proportioned bedrooms, two of which are generous doubles, along with a modern four-piece bathroom suite featuring a roll-top bath, separate shower cubicle, WC and hand basin. Externally, the front of the property features a block-paved driveway offering parking for multiple vehicles, with access to the lean-to. The rear garden is fully enclosed and includes an outside tap, a raised covered decking area leading down to a lawn, well-maintained planted borders, a brick-built outbuilding, and panelled fencing, offering a private and low-maintenance outdoor space.

## MUST BE VIEWED







- Semi Detached House
- Two Reception Rooms
- Fitted Kitchen & Utility Room
- Lean Too
- Three Bedrooms
- Four-Piece Bathroom Suite & Ground Floor W/C
- Off-Street Parking
- Enclosed Rear Garden
- Excellent Transport Links
- Must Be Viewed











GROUND FLOOR

Porch

6’0" x 1’6" (1.84m x 0.48m)

The porch has tiled flooring, and a UPVC door providing access to the front garden.

Entrance Hall

13’4" x 5’11" (4.08m x 1.81m)

The entrance hall has wood flooring, carpeted stairs, a radiator, an in-built cupboard, a picture rail, an obscure stained glass window to the front elevation, and a solid wooden framed door with a stained glass insert providing access into the accommodation.

Living Room

14’4" x 11’9" (4.37m x 3.60m)

The living room has a bay window to the front elevation, a radiator, a TV point, a recessed chimney n=breast alcove housing a feature fireplace and a tiled heath, ceiling rose, wood flooring, and open access into the dining room.

Dining Room

11’11" x 10’10" (3.64m x 3.32m)

The dining room has wood flooring, a radiator, a recessed brick built chimney breast alcove, and open access into the kitchen.

Kitchen

17’6" x 12’1" (5.34m x 3.69m)

The kitchen has a range of fitted base and wall units with solid oak worktops, a Belfast sink with a swan neck mixer, a recessed alcove housing a range cooker, space for an American fridge freezer, space for a dining table, recessed spotlights, tiled splashback, wood flooring, a skylight, a UPVC double glazed window to the rear elevation, a door opening to the lean to, a UPVC door opening to the rear garden, and access into the utility room.

Utility Room

6’10" x 4’3" (2.10m x 1.31m)

The utility room has a fitted wall unit with a worktop, space and plumbing for a washing machine, space and plumbing for a dishwasher, tiled flooring, and access into the W/C.

W/C

6’10" x 3’11" (2.10m x 1.20m)

This space has a UPVC obscure window, a dual flush W/C, a vanity-style wash basin, and tiled flooring.

Lean Too

35’10" x 6’8" (10.93m x 2.05m)

The lean too has double doors opening to the drive way, ample storage, and gated access to the rear garden.

FIRST FLOOR

Landing

6’10" x 6’1" (2.10m x 1.86m)

The landing has a UPVC obscure double glazed window to the side elevation, carpeted flooring, access into the boarded loft with lighting via a pull-down-ladder, and access to the first floor accommodation.

Bedroom One

14’4" x 11’0" (4.39m x 3.37m)

The first bedroom has a UPVC double glazed bay window with fitted blinds to the front elevation, a radiator, a cast iron feature fireplace, and carpeted flooring.

Bedroom Two

11’10" x 10’10" (3.63m x 3.32m)

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

Bedroom Three

8’9" x 6’11" (2.68m x 2.11m)

The third bedroom has a UPVC double glazed window to the rear elevation, an in-built cupboard, a radiator, and carpeted flooring.

Bathroom

8’6" x 6’11" (2.60m x 2.11m)

The bathroom has an obscure window to the rear elevation, a low level flush W/C, a pedestal wash basin, a freestanding roll top bath with claw feet and a floor-mounted mixer tap, a shower enclosure with a wall-mounted rainfall and handheld shower fixture, a radiator with a chrome towel rail, and vinyl flooring.

OUTSIDE

Front

To the front of the property is a block paved driveway for a number of vehicles, and access to the lean too.

Rear

To the rear of the property is an enclosed garden with an outside tap, a raised covered decking area with steps down to a lawn, panted borders, a brick built out-building, 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 - Ultrafast Download Speed 1800Mbps and Upload Speed 220Mbps

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.

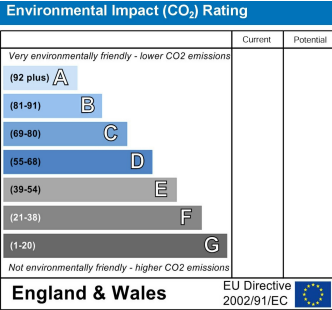
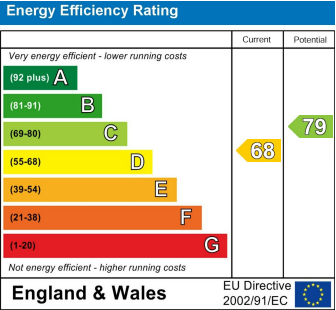
The vendor has advised the following:

Property Tenure is Freehold

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