



Annesley Road
Hucknall, Nottingham NG15 7DD

FOUR BEDROOM EXTENDED SEMI-
DETACHED FAMILY PROPERTY

Asking Price £260,000 Freehold



Robert Ellis Estate Agents are delighted to bring to the market this well-presented four-bedroom semi-detached home, ideally located just a short walk from Hucknall town centre.

This popular position places a wide variety of shops, cafés, and local amenities on your doorstep, while excellent transport links, including bus, tram, and road networks, provide straightforward access into Nottingham and surrounding areas.

The property offers generous and versatile accommodation across two floors. On the ground floor, a welcoming porch and hallway lead to a bright living room and a modern refitted kitchen that opens seamlessly into the dining room – perfect for family meals and entertaining guests. There is also a useful utility area, pantry, and a ground floor W/C.

Upstairs, the first floor hosts four bedrooms – two generous doubles and two well-proportioned singles – providing flexibility for families, home working, or guest accommodation. They are served by a refitted family bathroom.

Externally, the home stands back from the road with a driveway offering off-street parking and a front garden that enhances its kerb appeal. To the rear is a large family garden, featuring a patio seating area, steps leading to a lawn, and mature planting – an excellent outdoor space to relax and enjoy.

Offered to the market with no upward chain, this is a fantastic opportunity in a sought-after location. Viewing is highly recommended.



Entrance Lobby

6'5 x 10' approx (1.96m x 3.05m approx)

UPVC double glazed entrance door to the front elevation with UPVC fixed double glazed window, tiling to the floor, ceiling light point, coving to the ceiling, wall mounted radiator, glazed internal door leading to the inner entrance hallway.

Inner Entrance Hallway

13'4 x 5'7 approx (4.06m x 1.70m approx)

Staircase leading to the first floor landing, wall mounted radiator, ceiling light point, dado rail, internal panelled door leading through to:

Ground Floor Cloakroom

2'3 x 6'02 approx (0.69m x 1.88m approx)

Low level flush WC with vanity wash hand basin above, wall mounted radiator, ceiling light point, built-in shelving providing additional storage space.

Extended Kitchen

18'10 x 14'04 approx (5.74m x 4.37m approx)

This open plan dining kitchen benefits from having a range of matching contemporary wall and base units incorporating laminate worksurfaces over, stainless steel sink with swan neck mixer tap above, integrated dishwasher, integrated fridge and freezer, induction hob with built-in extractor hood above, integrated eye level double oven, pelmet lighting, coving to the ceiling, partial stripped wood exposed flooring, ceiling light point, UPVC double glazed windows to the side and rear elevations, UPVC double glazed access door to the side elevation, wall mounted radiator, doors leading through too:

Utility

3'07 x 2'11 approx (1.09m x 0.89m approx)

UPVC double glazed window to the rear elevation, space and plumbing for a freestanding washing machine, wall mounted BAXI gas central heating combination boiler (installed approx 2.5 years ago).

Pantry

2'6 x 7'08 approx (0.76m x 2.34m approx)

UPVC double glazed window to the side elevation, electrical consumer unit, electrical meter point, controls for solar panels, alarm control panel, shelving for further storage space, water meter, gas meter.

Living Room

11'2 x 13'04 approx (3.40m x 4.06m approx)

UPVC double glazed picture window to the front elevation, ceiling light point, coving to the ceiling, wall mounted double radiator, feature wall mounted electric fireplace.

First Floor Landing

UPVC double glazed window to the side elevation, loft access hatch, ceiling light point, panelled doors leading off to:

Family Bathroom

6'09 x 6'01 approx (2.06m x 1.85m approx)

Modern white three piece suite comprising panelled bath with mains fed shower over, semi-recessed vanity wash hand basin with storage cupboard below, low level flush WC, ample storage cabinets, UPVC double glazed window to the side elevation, wall mounted radiator, ceiling light point, extractor with inset lighting.

Bedroom One

21'11 x 10'4 approx (6.68m x 3.15m approx)

UPVC double glazed windows to the side and rear elevations, wall mounted double radiator, ceiling light point, a range of built-in wardrobes providing ample storage space.

Bedroom Two

10'3 x 10'6 approx (3.12m x 3.20m approx)

UPVC double glazed window to the front elevation, wall mounted double radiator, ceiling light point.

Bedroom Three

7'01 x 6'10 approx (2.16m x 2.08m approx)

UPVC double glazed window to the side elevation, wall mounted double radiator, ceiling light point.

Bedroom Four

10' x 6'04 approx (3.05m x 1.93m approx)

UPVC double glazed window to the front elevations, wall mounted double radiator, ceiling light point.

Outside

Front of Property

To the front of the property there is a driveway providing ample off the road vehicle hardstanding, garden laid to lawn, mature shrubs planted to the borders, fencing to the boundaries, pathway leading to the front entrance door.

Rear of Property

To the rear of the property there is a private large enclosed family garden being laid mainly to lawn with spacious paved patio areas, mature shrubs and trees planted to the borders, fencing to the boundaries, space for a garden shed.

Agents Notes: Additional Information

Council Tax Band:

Local Authority: Gedling Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 20mbps Ultrafast 1000mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No

Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Ashfield

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 11mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

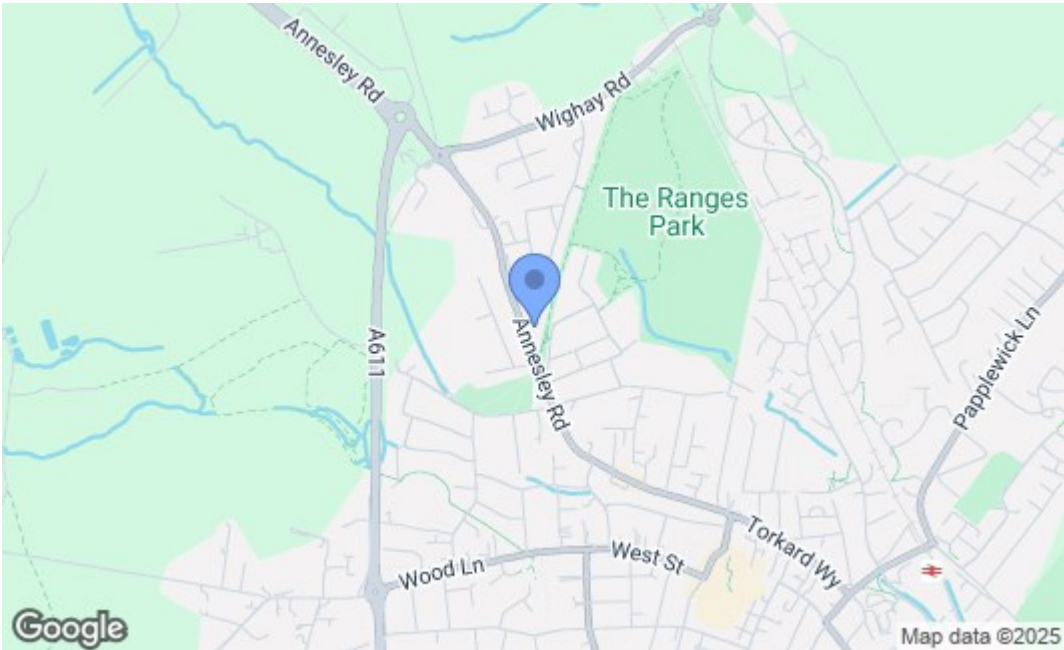
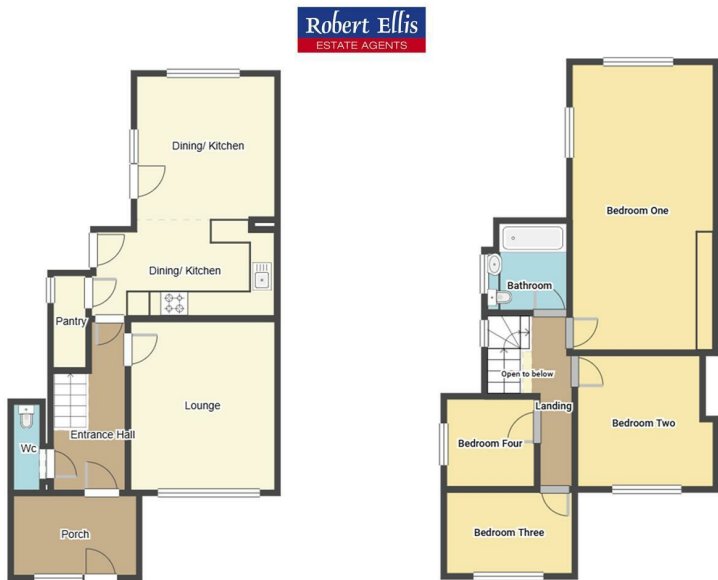
Flood Defences: No

Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No





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		
		79
	66	
England & Wales EU Directive 2002/91/EC		
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		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.