



Stewart Way, Annesley, Nottingham, NG15 0EH
Offers Over £325,000 Freehold



Stewart Way, Annesley

5 Bedrooms, 2 Bathroom

Offers Over £325,000

- Executive Five Bedroom Detached House
- Sought After Development
- Redecorated Throughout
- Landscaped Rear Garden
- Double Width Driveway & Garage
- No Onward Chain
- Freehold
- Excellent Location

Situated on this popular and sought after newly built development stands this executive five bedroom detached home. Having been redecorated throughout, the property offers a move in ready finish and briefly comprises of an entrance hall, living room, open plan kitchen/diner, utility room and cloakroom to the ground floor. To the first floor are five good sized bedrooms (the master benefiting from an en-suite) and a family bathroom.



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Externally, the property offers a landscaped rear garden and there is a double driveway alongside an integral single garage. Affording an excellent location within close proximity of the M1 at J27, Sherwood Business Park and Annesley Country Park, early viewing is strongly recommended to appreciate the deceptively spacious interior. The property is also being sold with no onward chain.

HALLWAY 16' 7" x 6' 1" (5.05m x 1.85m) Accessed via external door with fitted carpet, wall mounted radiator, stairs rising to the first floor, under stairs storage cupboard and ceiling light.

LIVING ROOM 15' 1" x 10' 8" (4.6m x 3.25m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

KITCHEN/DINER 21' 3" x 9' 10" (6.48m x 3m) With a modern fitted kitchen comprising of a range of high and low level units with a rolled edge worktop over incorporating a one and quarter bowl stainless steel

sink and drainer, breakfast bar seating and splashback tiling, integrated electric twin oven, inset gas hob with extractor hood over, dishwasher plumbing, wood effect vinyl flooring, uPVC double glazed window to the rear elevation and ceiling light. The dining area has uPVC double glazed French doors leading out to the rear garden, wood effect vinyl flooring, wall mounted radiator and ceiling light.

UTILITY ROOM 6' 5" x 5' 5" (1.96m x 1.65m) With a range of high and low level fitted units with a rolled edge worktop over, splashback tiling, washing machine plumbing and dryer point, housing for the gas fired combi boiler, uPVC external door to the rear garden, wood effect vinyl flooring, wall mounted radiator and ceiling light.

CLOAKROOM With a low flush w.c., pedestal wash hand basin with splashback tiling, wood effect vinyl flooring, chrome heated towel rail, opaque uPVC double glazed window to the side elevation and ceiling light.

LANDING With fitted carpet, loft hatch and ceiling light.

MASTER BEDROOM 13' 5" x 10' 10" (4.09m x 3.3m) With fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator and ceiling light.

EN-SUITE Comprising of a double wide shower enclosure with a mains fitted mixer bar shower, low flush w.c., pedestal wash hand basin, wood effect vinyl flooring, chrome heated towel rail, opaque uPVC double glazed window to the front elevation and ceiling light.

BEDROOM TWO 11' 5" x 10' 7" (3.48m x 3.23m) With a fitted carpet, uPVC double glazed window to the front elevation, wall mounted radiator, over stairs storage cupboard and ceiling light

BEDROOM THREE 11' 10" x 10' (3.61m x 3.05m) With a fitted carpet. uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.



BEDROOM FOUR 10' 3" x 9' 2" (3.12m x 2.79m) With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

BEDROOM FIVE 7' 1" x 6' 11" (2.16m x 2.11m) With fitted carpet, uPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light.

BATHROOM Comprising of a panelled bath with chrome mixer tap and electric shower over, low flush w.c., pedestal wash hand basin with splashback tiling, wood effect vinyl flooring, chrome heated towel rail, part wall tiling, opaque uPVC double glazed window to the side elevation and ceiling light.

EXTERNAL The property boasts a landscaped, enclosed rear garden which is laid to lawn with a paved patio area with pergola, raised decking area, fenced boundaries and secure gate access. To the front is a laid to lawn garden alongside a double width driveway providing off-road parking for two vehicles and leading to a single integral garage with up and over door, power and lighting.

LOCATION The property offers a superb location, situated on this quiet, modern development bordering Annesley Country Park. The M1 can be easily accessed by nearby Junction 27, just under 2 miles away, alongside Sherwood Business Park and for







Floor 0



Floor 1

Approximate total area⁽¹⁾

1363.93 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

