



Annesley Road, Hucknall, Nottingham, NG15 7AD

£199,950 Freehold



Annesley Road, Hucknall

3 Bedrooms, 2 Bathroom

£199,950

- Deceptively Spacious Three Bedroom Mid-Terrace
- Two Reception Rooms
- Enclosed Rear Garden
- Master Bedroom With En-Suite & Dressing Room
- Close To Town Centre
- Excellent Transport Links
- Council Tax Band A

This deceptively spacious three bedroom villa-style mid-terrace property offers an unusual opportunity to put your stamp on a house with huge potential for flexible living and masses of storage space. You're close to the shops and social amenities of the town, and also have speedy access to tram/train and bus transport and within easy reach of the M1 at J27. Offered to the market with no upward chain the accommodation comprises two reception rooms and a well-



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

proportioned kitchen on the ground floor. On the first floor is a self-contained master bedroom suite with en-suite shower room with WC, fitted wardrobes and a very generous dressing room (or home office, study, nursery) and a front-facing double bedroom and family bathroom. A bright and sunny third double bedroom is on the second floor.

RECEPTION ROOM 12' 6" x 11' 2" (3.81m x 3.4m)
Accessed via an external uPVC door with fitted carpet, uPVC double glazed bay window to the front elevation, wall mounted radiator, cast iron fireplace with slate hearth and surround and ceiling light.

HALL with oak effect laminate flooring and access to the cellar.

RECEPTION ROOM 12' 6" x 12' 3" (3.81m x 3.73m)
With oak effect laminate flooring, wall mounted radiator, uPVC double glazed window to the rear

elevation, electric woodburner and resorted chimney breast, door to staircase rising to the first floor and ceiling light.

KITCHEN 13' 7" x 8' 5" (4.14m x 2.57m) With a range of high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, splash back tiling, integrated electric twin oven, inset gas hob with extractor hood over, washing machine and dishwasher plumbing, freezer housing and space for a large fridge/freezer, ceramic tiled flooring, uPVC double glazed windows to the side and rear elevations and external door to the rear garden and two ceiling lights.

LANDING With a fitted carpet, stairs rising to the second floor, under stairs storage cupboard and ceiling light.

MASTER BEDROOM 12' 7" x 12' 5" (3.84m x 3.78m)
With oak effect laminate flooring, fitted wardrobe, wall mounted radiator, uPVC double glazed window to the

rear elevation, ceiling light and access to the dressing room.

DRESSING ROOM 13' 6" x 8' 4" (4.11m x 2.54m) The spacious dressing room has a versatile use and could also make for an ideal home office or fourth bedroom for sharing children. There is oak effect laminate flooring, a wall mounted radiator, uPVC double glazed window to the side elevation, Velux window and ceiling light.

EN-SUITE Comprising of a shower enclosure with an electric shower, low flush w.c., vanity wash hand basin, floor and full wall tiling, chrome heated towel rail and fitted ceiling spotlights.

BEDROOM TWO 11' 6" x 10' (3.51m x 3.05m) With oak effect laminate flooring, a uPVC double glazed bay window to the front elevation, wall mounted radiator and ceiling light.

BATHROOM With a fitted suite comprising of a bath



with chrome mixer tap and electric shower over, low flush w.c. and wash hand basin vanity unit, floor and full wall tiling, opaque uPVC double glazed window to the front elevation, wall mounted radiator and fitted ceiling spotlights.

BEDROOM THREE 13' 5" x 11' 10" (4.09m x 3.61m)
With a fitted carpet, wall mounted radiator, Velux window, loft hatch, eaves storage and ceiling light.

CELLAR Spacious storage area divided into two sections. Several power points and ventilation make the area suitable for hobby/workshop use.

EXTERNAL The property offers an enclosed rear garden which is laid to lawn with a range of mature shrubs and trees including an apple tree, raised paved patio area, shed, fenced boundary and secure access from the front. To the front is a small walled garden.







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