

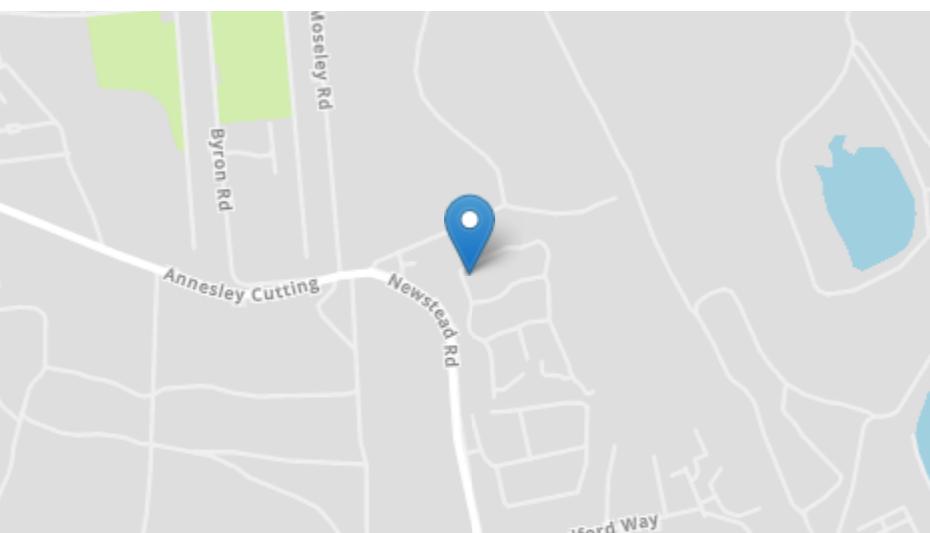
Henfrey Drive, Annesley, NG15 0EF

Offers Over £325,000



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want to view?

Call us on 0115 938 5577

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7 Days a week

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Ref - 29909800

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY  
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0115 938 5577  
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- Detached Family Home
- 4 Bedrooms
- Generous Modern Dining Kitchen
- Downstairs WC & Utility Room
- En Suite, Family Bathroom & Shower Room
- Off Road Parking & Garage
- South East Facing Rear Garden
- Beautifully Presented Throughout
- Open Views To The Front

Our Seller says....





\*\*\* THREE STOREY LIVING \*\*\* Located on this popular modern development in Annesley and sitting proudly on a great plot, features with this fabulous four bedroom detached home include a generous dining kitchen, downstairs WC, two bathrooms, garage, and a private south-east facing garden. Briefly comprising; entrance hallway, downstairs WC, dining kitchen, utility room, lounge. To the first floor, a family bathroom and two good sized bedrooms including primary with en-suite. To the second floor are a further two bedrooms, along with a shower room. Outside, to the front is a driveway providing off road parking, and a garage. To the rear is a good sized south-east facing garden, perfect for summer entertaining. Annesley lies close to both amenities and transport links, providing easy access to the surrounding towns and villages. There are a number of walks close by in the nearby nature reserve, along with Annesley Woods & Sherwood Forest, and favoured schools. Contact Watsons to arrange a viewing.



## Ground Floor

### Entrance Hall

Entrance door to the front, stairs to the first floor and doors to the lounge and dining kitchen.

### Lounge

5.06m x 3.3m (16' 7" x 10' 10") UPVC double glazed bay window to the front with open views, feature fire place, radiator and French doors to the rear garden.

### Dining Kitchen

5.76m x 2.89m (18' 11" x 9' 6") A range of matching wall & base units, work surfaces incorporating an inset sink & drainer unit. Integrated waist height oven & gas hob with extractor over. Radiator, luxury vinyl tiled flooring, uPVC double glazed bay window to the front with open views, uPVC double glazed window to the rear and door to the utility room.

### Utility Room

2.2m x 1.56m (7' 3" x 5' 1") A range of matching wall & base units. Plumbing for washing machine, radiator and door to the rear garden.

### First Floor

### Landing

UPVC double glazed window to the rear, radiator and doors to the primary bedroom, bedroom 4, family bathroom.

### Primary Bedroom

5.29m x 3.24m (17' 4" x 10' 8") UPVC double glazed windows to the front with open views & rear, fitted wardrobes and radiator. Door to the en suite.

### En Suite

3 piece suite in white comprising WC, sink unit and shower cubicle. Obscured uPVC double glazed window to the front, chrome heated towel rail and extractor fan.

### Bedroom 4

3.23m x 2.93m (10' 7" x 9' 7") UPVC double glazed window to the front with open views, cupboard housing the hot water tank and radiator.

### Bathroom

3 piece suite in white comprising WC, pedestal sink unit and bath. Obscured uPVC double glazed window to the rear and radiator.

### Second Floor

#### Landing 2

Doors to bedrooms 2 & 3 and shower room.

#### Bedroom 2

5.21m x 3.87m (17' 1" x 12' 8") UPVC double glazed windows to the front with open views & side, velux window, fitted wardrobes and radiator.

#### Bedroom 3

5.12m x 4.76m (16' 10" x 15' 7") UPVC double glazed windows to the front with open views & side, velux window and radiator.

#### Shower Room

3 piece suite in white comprising WC, pedestal sink unit and shower cubicle and extractor fan.

### Outside

To the front of the property are flower bed borders with a range of plants & shrubs. A tarmacadam driveway provides ample off road parking leading to the single garage with up & over door and power. The South East facing rear garden comprises 2 paved patio seating areas, turfed lawn, flower bed borders with a range of plants & shrubs and timber built shed. The garden is enclosed by timber fencing to the perimeter with gated access to the side.

### Agents Note

The seller has provided us with the following information. The boiler is located in the utility room and is 13 years old. It is due to be serviced.