

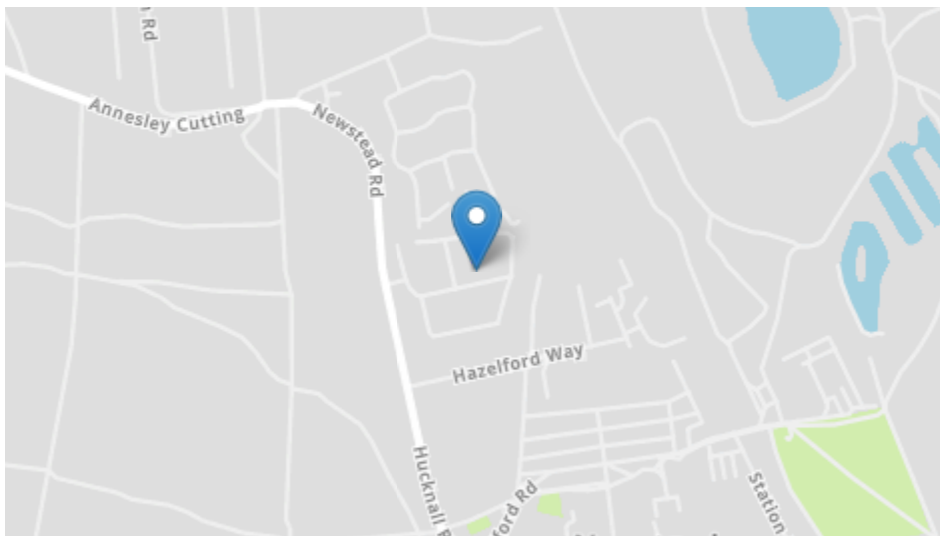
Stewart Way, Annesley, Nottingham, NG15 0EH

Offers Over £230,000



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 26277172

- Detached Family Home
- 3 Bedrooms
- Open Plan Dining Kitchen
- En Suite & Family Bathroom
- Downstairs WC
- Driveway
- Excellent Road & Public Transport Links Including Train
- Ease Of Access to M1

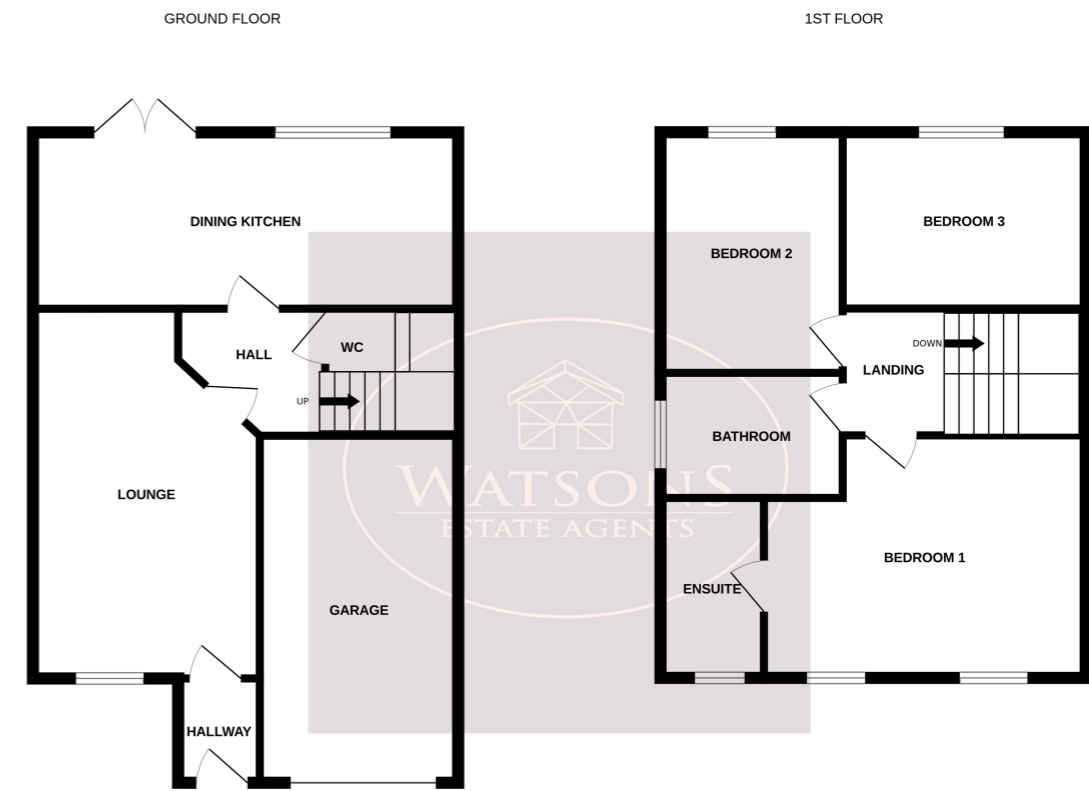
Our Seller says....
 "This is a fantastic, quiet, neighbourhood with a strong community presence. There are numerous walks in the area with a forest nearby and Newstead Abbey only 40 minutes away."

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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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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***** MODERN FAMILY LIVING ***** Nestled away on a private road and overlooking green space, this modern detached home would be perfect for families taking the next step on the ladder. The accommodation comprises in brief; entrance hall, lounge, inner hall, WC and an open plan dining kitchen with French doors leading to the rear garden. On the first floor, the landing leads to the family bathroom and three DOUBLE bedrooms, with bedroom one having an en suite shower room. Outside, the rear garden is mainly lawned with a timber decking area and fencing to the perimeter. To the front of the property, a private block paved driveway (shared with the neighbouring properties) leads to the property's double driveway which gives access to the single integral garage. The property is on a sought after residential development in Annesley, close to local amenities and with public transport nearby, providing access to Nottingham City Centre. For more information or to book your viewing, call our team.

Ground Floor

Entrance Hall

Composite entrance door to the front, radiator and door to the lounge.

Lounge

5.5m x 3.3m (18' 1" x 10' 10") UPVC double glazed window to the front, radiator and door to the lobby.

Lobby

Stairs to the first floor, radiator and doors to the WC and kitchen diner.

Kitchen Diner

6.3m x 2.6m (20' 8" x 8' 6") A range of matching wall & base units, work surfaces incorporating an inset one & a half bowl stainless steel sink & drainer unit. Integrated waist height electric oven & gas hob with extractor over. Plumbing for washing machine & dishwasher. Integrated combination boiler, radiator, uPVC double glazed window to the rear and French doors leading to the rear garden.

WC

WC, pedestal sink unit and extractor fan.

First Floor

Landing

Built in storage cupboard and doors to all bedrooms and bathroom.

Primary Bedroom

4.24m x 2.95m (13' 11" x 9' 8") 2 uPVC double glazed windows to the front, radiator and door to the en suite.

En Suite

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

Bedroom 2

3.6m x 2.9m (11' 10" x 9' 6") UPVC double glazed window to the rear and radiator.

Bedroom 3

3.2m x 2.6m (10' 6" x 8' 6") UPVC double glazed window to the rear, luxury vinyl tiled flooring and radiator.

Bathroom

3 piece suite in white comprising WC, wall mounted sink and bath. Obscured uPVC double glazed window to the side and radiator.

Outside

To the front of the property is a tarmac driveway with parking for 2 cars. The rear garden comprises a timber decking seating area, lawned garden, external tap and power point. The garden is enclosed by timber fencing to the perimeter with gated access to the side.