

**6 STEWART WAY
ANNESLEY
NOTTINGHAM
NG15 0EH**



£235,000

VIEWING

By appointment through the selling agent on (0115) 9680809
7 High Street, Hucknall, Nottingham, NG15 7HJ.

TENURE

Freehold

- Detached Property
- Three Bedrooms
- Open-Plan Kitchen
- Separate Utility Room
- Downstairs W.C.
- Family Bathroom & En-suite
- Driveway & Garage
- Enclosed Garden with Patio

6 STEWART WAY, ANNESELY, NOTTINGHAM

WHAT A FIND! This three-bedroomed, detached property is well presented throughout and occupies a desirable and prominent corner plot with increased privacy, having excellent transport links and being ideally located nearby Annesley Country Park and Sherwood Business Park.

This property boasts an inviting open-plan dining kitchen, separate utility room, downstairs W.C. and a spacious lounge with French Doors opening onto the garden patio. To the first floor there are three good-sized bedrooms, a family bathroom as well as an en-suite to the master. Outside there is an easy to maintain, fully enclosed garden, as well as a driveway and garage providing off-street parking.

Entrance door into:

HALLWAY

This entrance area provides access to both the lounge and dining kitchen; having a ceiling light point, radiator, power point and stairs to first floor landing.

LOUNGE

18'8" x 10' A spacious family room with lots of natural light, having a UPVC double glazed window to the front, French doors to the side which lead out onto the garden patio, two radiators, ceiling light point and numerous power points.



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DINING KITCHEN

17'8" x 9'5" This open-plan, modern kitchen is fully-fitted and offers ample room for family dining; boasting multiple wall and base units for storage, roll top work surfaces, a 1 ½ bowl stainless steel sink with mixer tap, an integrated oven, four-ring gas hob with stainless steel splashback and extractor hood over, integrated fridge-freezer, integrated dishwasher, UPVC double glazed windows to the front and rear, storage cupboard, two thermostatically controlled radiators, two ceiling light points, numerous power points and access to the utility room.

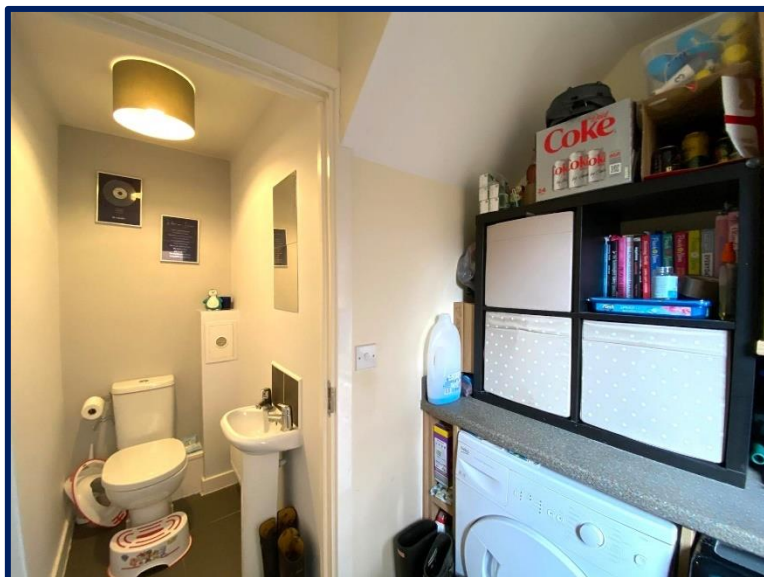


UTILITY

6' x 4' 10" Having space and plumbing for both a washing machine and dryer, thermostatically controlled radiator, ceiling light point, door leading to the rear and access to the downstairs W.C.

DOWNSTAIRS W.C.

With a close-coupled W.C, pedestal wash hand basin with mixer tap, grey tiled splashbacks, thermostatically controlled radiator and ceiling light point.



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FIRST FLOOR LANDING

With access to all bedrooms and the family bathroom, UPVC double glazed window to the rear, ceiling light point and power point.

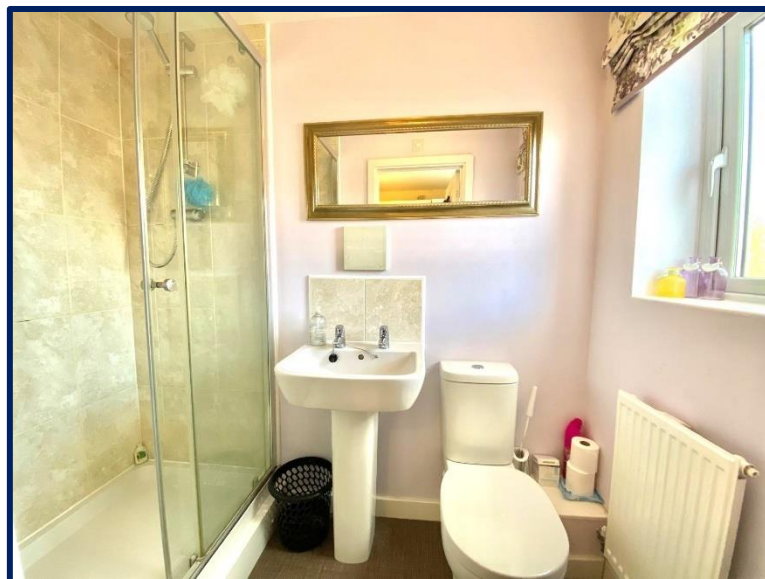
BEDROOM ONE

18'6" x 10' This spacious master bedroom boasts a private en-suite; having UPVC double glazed windows to the front and rear, two thermostatically controlled radiators, two ceiling light points and multiple power points.



EN-SUITE

6'11" x 3'10" Having a three-piece white suite comprising close-coupled W.C. with eco-flush function, pedestal wash hand basin with marble-effect tiled splashbacks, shower cubicle with matching wall tiling, UPVC double glazed opaque window to the front, thermostatically controlled radiator, extractor fan and ceiling light point.



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BEDROOM TWO

10'7" x 8'5" With UPVC double glazed window to the front, thermostatically controlled radiator, ceiling light points and numerous power points.



BEDROOM THREE

9'1" x 7' 3" With UPVC double glazed window to the rear, thermostatically controlled radiator, ceiling light points and numerous power points.



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BATHROOM

7'1" x 6'3" With three-piece white suite comprising close coupled W.C, pedestal wash hand basin with white tiled splashbacks, panelled bath with shower over and matching tiled walls, UPVC double glazed opaque window to the front, thermostatically controlled radiator, extractor fan and ceiling light point.



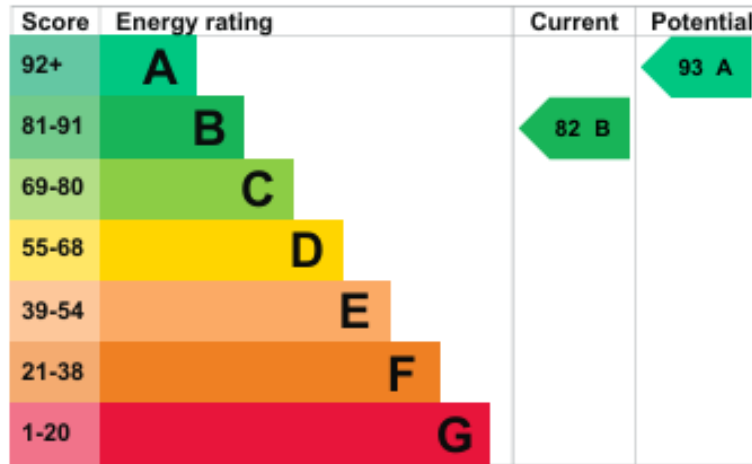
OUTSIDE

To the side of the property there is a good-sized garden which is fully enclosed and easy to maintain; having a section laid to artificial lawn and patio area which surrounds the property leading to the rear where there is gated access to the street. Off to the front of the property there is also a driveway and garage providing off-street parking.



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EPC GRAPH



ADDITIONAL INFORMATION

Local Council – Ashfield District Council

Council Tax Band – D

Primary School – Newstead Primary & Nursery School/Annesley Primary School

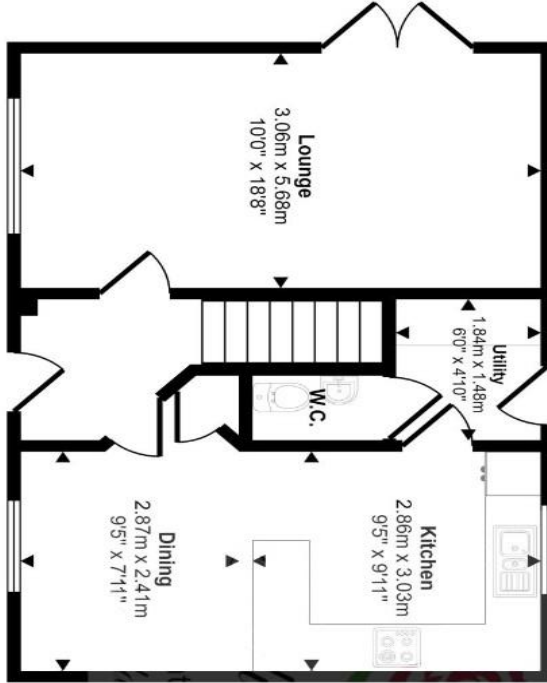
Secondary School – Bracken Hill School/Kirkby Woodhouse School

Stamp Duty on Asking Price: N/A (Additional costs may apply if being purchased as a second property)

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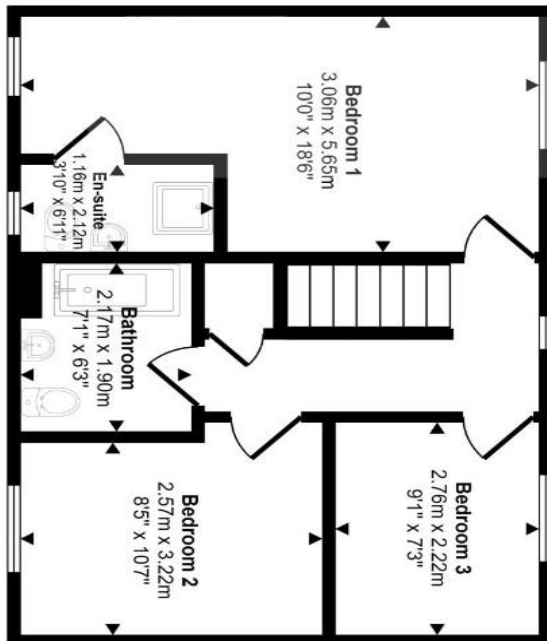
FLOOR PLAN

Ground Floor
Approx 45 sq m / 488 sq ft



Approx Gross Internal Area
91 sq m / 978 sq ft

First Floor
Approx 45 sq m / 489 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in-depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.