



**79 Owston Road, Annesley, Nottingham,
Nottinghamshire NG15 0DW**

£350,000

Tel: 0115 9680268



- Large Detached House
- Open Plan Dining Kitchen
- Open Views To The Front
- Tree Lined Backdrop
- Beautifully Presented Throughout
- En Suite & Family Bathroom
- Excellent Position / Viewing Essential
- Four Bedrooms

A beautiful & immaculately presented, large four bedroom detached house positioned in arguably one of the best positions on this ever-popular residential development. This property offers some extremely unique and desirable when it comes to properties of this age, and that is an open frontage with far reach viewings over the opposing green space and an ultra-private tree lined backdrop making sure this property is bound to impress equally both inside and out.

Our current vendor has owned this property from new and has thoroughly loved and enjoyed living in this property but is now offered to the market for the first time since and we are certain it will prove popular for a wide variety of buyers.

The internal accommodation is deceptively spacious and comprises an entrance porch with internal door access into a particularly spacious entrance hall that leads into a downstairs WC, separate dining room, large living room, open plan dining kitchen and a handy downstairs utility. To the first floor landing there are four bedrooms including three doubles and a master with en suite shower room and a generously proportioned family bathroom.

Externally, this property stands down a wonderful private slip road which provides access to this and only two other properties with a pleasant open outlook to the front over open green space and has a easily manageable frontage with a small lawned area and established planting. There is also a driveway and a garage. To the rear garden, again you will be sure to be impressed with this property positioning with an ultra-private, tree lined, generous landscaped garden with initial patio area, substantial lawned area including a spacious opening behind the garage and is all enclosed by securely fenced boundaries.

ENTRANCE PORCH

w: 1.4m x l: 1.09m (w: 4' 7" x l: 3' 7")

With a modern laminate floor, radiator, ceiling light point and an internal door opening into the:

ENTRANCE HALL

w: 3.15m x l: 2.29m (w: 10' 4" x l: 7' 6")

A large central entrance hall with a laminate floor, radiator, ceiling light point, and stairs rising to the first floor landing.

DOWNSTAIRS WC

w: 1.57m x l: 1.42m (w: 5' 2" x l: 4' 8")

A generous downstairs WC with ample room for additional storage making it a handy cloakroom. There is a low flush WC and a wash hand basin with chrome mixer tap, radiator, ceiling light point and an obscure double glazed window to the front elevation.

DINING ROOM

w: 2.9m x l: 2.74m (w: 9' 6" x l: 9')

A separate dining room with a radiator, ceiling light point and a double glazed window to the front elevation.

LIVING ROOM

w: 5.99m x l: 3.28m (w: 19' 8" x l: 10' 9")

A 19ft dual aspect living room with wall mounted electric fire, radiator, ceiling light point, double glazed window to the front elevation and double glazed French doors opening onto the rear garden.

OPEN PLAN DINING KITCHEN

w: 5.16m x l: 3.73m (w: 16' 11" x l: 12' 3")

A beautifully presented sleek & stylish dining kitchen having a fitted range of high gloss white wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and chrome mixer tap. Whole host of upgraded appliances including: Fridge, integrated NEFF oven, NEFF microwave, four ring hob with matching wall mounted extractor hood and finally an integrated dishwasher. There is also ceiling lighting, tiled floor, double glazed window to the rear elevation, double glazed French doors opening onto the rear garden and door into the:

UTILITY

w: 2.72m x l: 1.57m (w: 8' 11" x l: 5' 2")

A handy excellent utility with matching base units to match the beautifully appointed kitchen. Working surfaces with inset sink with drainer and chrome mixer tap. Plumbing for a washing machine, space for a tumble dryer, wall mounted boiler and an obscure double glazed window to the side elevation.

FIRST FLOOR LANDING

w: 3.71m x l: 2.31m (w: 12' 2" x l: 7' 7")

An open galleried style first floor landing with a ceiling light point, storage cupboard and loft access.

MASTER BEDROOM

w: 4.65m x l: 3.33m (w: 15' 3" x l: 10' 11")

A large master bedroom with fitted wardrobes with inset hanging rails and shelving. There is also a radiator, ceiling light point and a double glazed window to the front elevation.

EN-SUITE

w: 2.95m x l: 1.22m (w: 9' 8" x l: 4')

A modern en suite shower room with three piece suite comprising a double width shower enclosure with wall mounted internally plumbed shower, low flush WC and a wash hand basin with chrome mixer tap. There is also a chromed heated towel radiator, ceiling lighting, part tiled walls and an obscure double glazed window to the rear elevation.

BEDROOM TWO

w: 3.15m x l: 2.77m (w: 10' 4" x l: 9' 1")

A second double bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

BEDROOM THREE

w: 3.4m x l: 2.92m (w: 11' 2" x l: 9' 7")

A third double bedroom with a radiator, ceiling light point and a double glazed window to the front elevation.

BEDROOM FOUR

w: 2.67m x l: 1.91m (w: 8' 9" x l: 6' 3")

A fourth bedroom currently in use as a home office with a radiator, ceiling light point and a double glazed window to the rear elevation.

FAMILY BATHROOM

w: 2.84m x l: 1.8m (w: 9' 4" x l: 5' 11")

A spacious and beautifully presented neutral family bathroom with a three piece suite comprising a panelled bath with chrome mixer tap, low flush WC and a wash hand basin with chrome mixer tap. There is also a chrome heated towel radiator, ceiling lighting, part tiled walls and an obscure double glazed window to the front elevation.

OUTSIDE

Externally, this property stands down a wonderful private slip road which provides access to this and only two other properties with a pleasant open outlook to the front over open green space and has a easily manageable frontage with a small lawned area and established planting. There is also a driveway and a garage. To the rear garden, again you will be sure to impressed with this properties positioning with an ultra-private, tree lined, generous landscaped garden with initial patio area, substantial lawned area including a spacious opening behind the garage and is all enclosed by securely fenced boundaries.

GARAGE

w: 5.38m x l: 2.77m (w: 17' 8" x l: 9' 1")

A generous garage with up and over door, power and lighting.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

The property is being sold as a freehold. With vacant possession on completion.

MORTGAGE ADVICE

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

FIXTURES & FITTINGS

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.









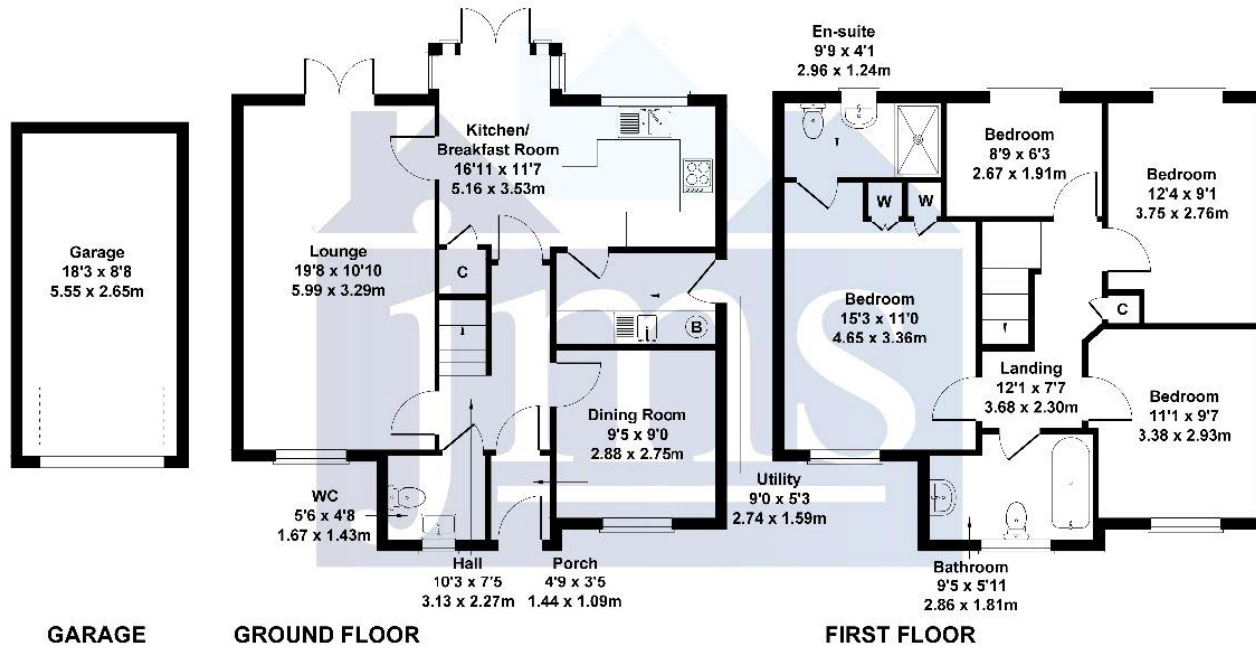




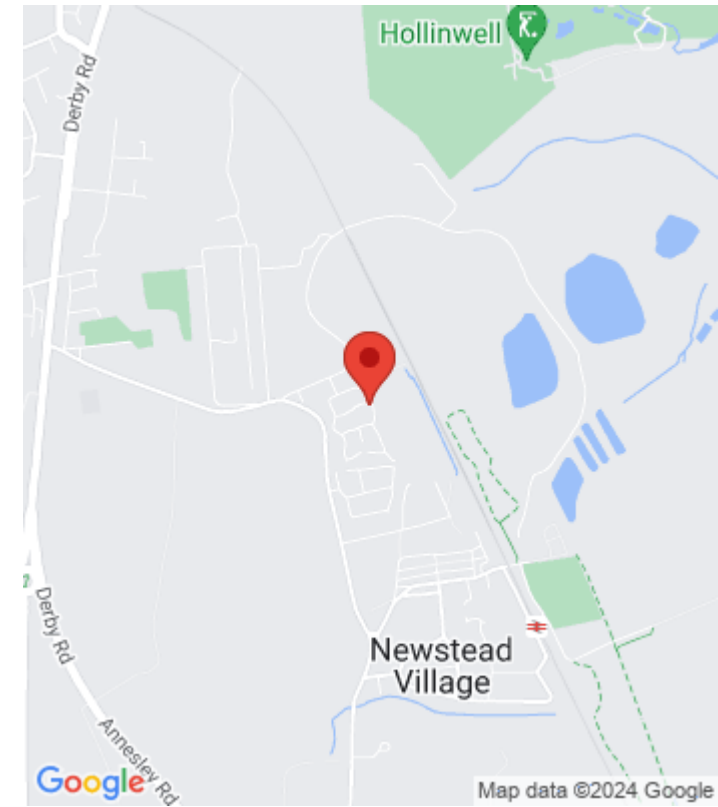


Owston Grove, Annesley, NG15 0DW

Approximate Gross Internal Area
1389 sq ft - 129 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
JMS Sales & Lettings
32 High Street, Hucknall, Nottingham, Nottinghamshire NG15 7HD
Tel: 0115 9680268 Email: enquiries@jmslettings.co.uk Website: www.jmslettings.co.uk

