



**166 Annesley Road, Hucknall, Nottingham,  
Nottinghamshire NG15 8AY**

**£1,250 pcm**

Tel: 0115 9680268



- Stunning Family Home
- Downstairs WC & Family Bathroom
- Bay Fronted Lounge
- Large Block Paved Driveway
- Open Plan Dining Kitchen
- Two Storey Extension
- Three Generous Bedrooms
- Landscaped Private Garden

A stunning family home which is bound to impress!

JMS Sales & Lettings are thrilled to offer this immaculate and high-quality example of family living. With its charming bay fronted characterful exterior and exquisite, sleek & stylish interior we are certain this property is bound to experience high levels of interest so call early to avoid disappointment.

This wonderful home offers an incredibly spacious internal layout having benefited from a double storey rear extension which has provided this property with two wonderful reception rooms including a naturally light bay fronted reception room, open plan contemporary dining kitchen incorporating a handy utility area and an additional downstairs WC. To the first-floor landing there are three generous bedrooms two of which enjoy inbuilt wardrobes and a beautifully appointed family bathroom.

Externally this property is located set well back from the main section of Annesley Road itself, having a natural opening which flows onto a large rumbled edged block paved driveway. There is a secure locking side access gate that provides front to rear access and onto the rear garden you will find a large yet manageable landscaped garden with initial patio sitting area with external power point, central well-maintained lawn and a garden shed perfect to be utilised for that additional storage any family could need.

#### **ENTRANCE HALL**

w: 1.22m x l: 1.12m (w: 4' x l: 3' 8")

An initial entrance hall with a radiator, ceiling lighting and stairs providing access to the first floor landing.

#### **LOUNGE**

w: 4.8m x l: 3.45m (w: 15' 9" x l: 11' 4")

A cosy yet spacious bay fronted reception room with a radiator, ceiling light point, large double glazed bay window to the front elevation and a feature exposed brick fireplace adding that touch of charm.

#### **OPEN PLAN DINING KITCHEN**

w: 4.9m x l: 4.39m (w: 16' 1" x l: 14' 5")

A wonderful open plan reception room having a stylish range of shaker style, wall cupboards, base units and drawers finished in a contemporary grey with sleek granite effect working surfaces over. Inset sink with drainer and mixer tap. Integrated oven, four ring electric hob and a wall mounted matching black extractor hood over. There is also an integrated dishwasher, fridge/freezer and plumbing/space for a washing machine. There is an array of LED ceiling spotlights, radiator and double glazed window and door opening onto the private and totally secure rear garden.

#### **DOWNSTAIRS WC**

w: 1.91m x l: 0.84m (w: 6' 3" x l: 2' 9")

A handy downstairs WC with a low flush WC, wash hand basin with chrome mixer tap, ceiling spotlights, extractor fan and an obscure window to the side elevation.

#### **FIRST FLOOR LANDING**

With ceiling spotlights.

#### **BEDROOM ONE**

w: 3.91m x l: 3.76m (w: 12' 10" x l: 12' 4")

A bay fronted master bedroom with ceiling light point, internally built wardrobes, radiator and a double glazed bay window to the front elevation.

#### **BEDROOM TWO**

w: 3.58m x l: 2.64m (w: 11' 9" x l: 8' 8")

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

**BEDROOM THREE**

w: 3.18m x l: 1.63m (w: 10' 5" x l: 5' 4")

A third bedroom with ceiling light point, internally built wardrobes, radiator and a double glazed window to the rear elevation.

**FAMILY BATHROOM**

w: 1.91m x l: 1.73m (w: 6' 3" x l: 5' 8")

A modern family bathroom with feature wall aqua panelling, panelled bath with shower over, wash hand basin with chrome mixer tap and a low flush WC. There is also ceiling spotlights, extractor fan and an obscure double glazed window to the side elevation.

**OUTSIDE**

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**VIEWING INFORMATION**

Viewing of the property is strictly by appointment only. To book a viewing please call our lettings team on our office number 0115 968 0268.















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