



**123 Annesley Cutting, Annesley, Nottingham,  
Nottinghamshire NG15 0EE**

**£210,000**

Tel: 0115 9680268



- Three Spacious Bedrooms
- Truly Unique Opportunity
- Three Modern Bathrooms
- Open Field Views
- Open Plan Living Kitchen
- Detached Family Home

A totally unique and charming three-bedroom, three bathroom, detached home in a delightful setting with panoramic open views to the front elevation. This delightful home has been looked after to nothing short of an immaculate order and has been much improved by the current owner over the years who has landscaped the plot beautifully, added a balcony that flows off the open plan living to sit out and enjoy the beautiful outlook from an elevated position. The current owner has recently converted the garage into a large separate self-contained bedroom with a further en suite shower room which offers a perfect level of versatility to this home.

The accommodation comprises an initial ground floor entrance hall with stairs rising to the first floor which has a wonderful and well worked open plan living kitchen with clearly defined areas perfect for those who like to entertain. Having a well utilised kitchen area, dining area and living area with feature log burner and French doors opening onto your very own balcony with views. There is also two generous bedrooms in the main residence with the master enjoying an en suite and a separate family bathroom. There is also a self-contained further double bedroom with well balanced living area and a further en suite making this home that simply could appeal to so many.

Externally, this property stands in arguably one of the best positions you could simply find for a property at this pricing level. Being located at the end of Annesley Cutting with views over the bridge with far reaching pleasant open field views beyond. On the doorstep of plenty of established country walks and yet still offering that ultra convenience of a handy location with excellent transport links. The plot itself there is parking to the rear and plenty of space to the front. Secure fenced frontage with pathway leading to a private walled garden which is secure, landscaped and established making it the perfect space to sit and relax.

#### **ENTRANCE HALL**

A ground floor entrance hall with ceiling light point, radiator and stairs rising to the first floor landing.

#### **FIRST FLOOR LANDING**

w: 2.36m x l: 0.91m (w: 7' 9" x l: 3' )

Opening up as a central access to all the first floor rooms with ceiling light point and radiator.

#### **OPEN PLAN LIVING KITCHEN**

w: 6.45m x l: 5.49m (w: 21' 2" x l: 18' )

A large yet well balanced open plan living & kitchen area which are seamlessly combined to create this magnificent space having a fully fitted and well utilised kitchen with a range of wall cupboards, base units and drawers. There is an integrated oven, four ring gas hob with wall mounted extractor. There is also space for a fridge/freezer, plumbing for a washing machine. There is also three ceiling light points, two radiators, feature central log burner in the living room, double glazed Velux windows to the rear elevation and double glazed French doors opening onto the balcony.

#### **BEDROOM ONE**

w: 3.68m x l: 3.1m (w: 12' 1" x l: 10' 2")

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

#### **EN-SUITE**

w: 2.24m x l: 1.65m (w: 7' 4" x l: 5' 5")

A modern en suite with three piece suite comprising a shower enclosure with wall mounted internally plumbed shower, wash hand basin with chrome mixer tap and a low flush WC. There is also a radiator, tiled splashbacks, ceiling light point, extractor fan and a double glazed Velux window to the rear elevation.

#### **BEDROOM TWO**

w: 2.77m x l: 2.62m (w: 9' 1" x l: 8' 7")

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

**BATHROOM**

w: 2.34m x l: 1.65m (w: 7' 8" x l: 5' 5")

A generous and well presented family bathroom with three piece suite comprising a panelled bath with chrome mixer tap, wash hand basin with chrome mixer tap and a low flush WC. There is also a radiator, ceiling light point, extractor fan, tiled splashbacks and double glazed Velux window to the rear elevation.

**BEDROOM THREE**

w: 5.41m x l: 2.82m (w: 17' 9" x l: 9' 3")

A large ground floor bedroom with plenty of space for a cosy living area and sleeping area with ceiling light point, radiator, double glazed window to the rear elevation and double glazed French doors opening to the front elevation.

**EN-SUITE**

w: 2.62m x l: 1.68m (w: 8' 7" x l: 5' 6")

A third and final en suite with three piece suite comprising a shower enclosure with wall mounted shower, wash hand basin with chrome mixer tap and a low flush WC. There is also a radiator, ceiling light point and an extractor fan.

**OUTSIDE**

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**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. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

**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.







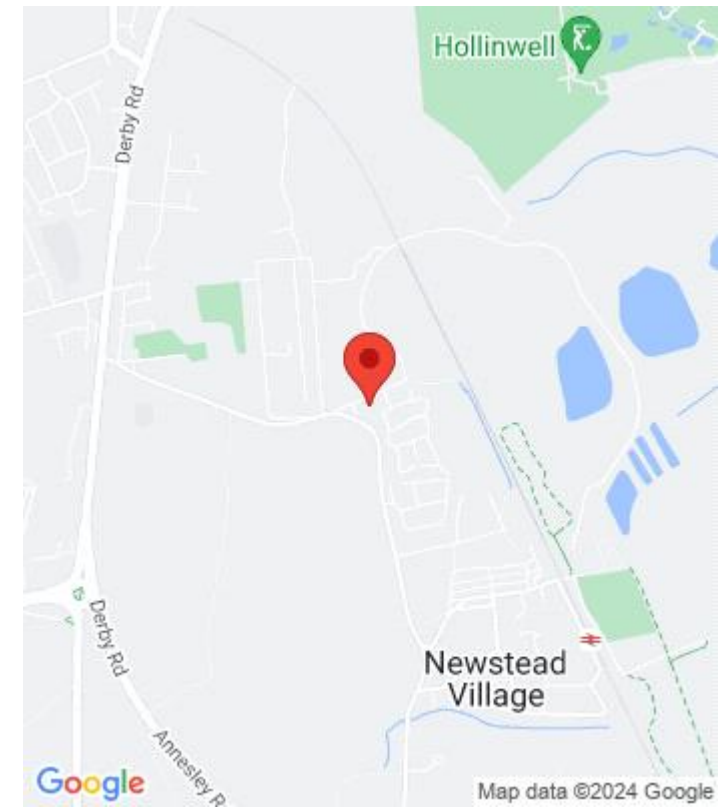












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